



HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1GN

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LEASEHOLD PRICE: £375,000

A well presented and spacious two bedroom ground floor retirement apartment with communal gardens situated in a sought after modern block conveniently located within easy level walk to the town centre. NO FORWARD CHAIN.

- Designed for retirement living with one apartment resident to be over the age of 60 with any second resident over the age of 55
- Secure and safe building with video entry system, 24 hour monitored Care Line system, fire and smoke detection systems and updated fire doors to the apartment
- Energy efficient building with air source and heat source heating and double glazing
- Entrance hallway with storage cupboards and cloakroom with modern wash hand basin and WC
- Spacious sitting/dining room with door leading onto communal gardens
- Well appointed kitchen with range of base and eye level units with worktops and built in appliances including Bosch washing machine and slimline dishwasher and fridge freezer, inset hob and oven and window overlooking the gardens
- Two good size bedrooms both with built in wardrobes and bedroom one with further office furniture
- Modern shower room with corner shower cubicle, vanity unit with wash hand basin, WC and fully tiled walls
- Residents' lounge with regular activities, Lodge Manager, 'well-being' suite, laundry room and guest room available to hire
- Communal residents parking on a first come first served basis
- Delightful well maintained communal gardens
- Tenure: leasehold – we understand from the vendor there is 114 years remaining
- Service charge: We understand from the vendor this is £2,864.66 per six months including heating (via air source heating), Care Line, Lodge Manager, external maintenance, communal cleaning, buildings insurance, water & sewerage, garden maintenance and window cleaning
- Ground rent: We understand from the vendor this is £349.31 per six months
- NB: The buyers solicitor will need to apply to Churchill for a Solicitors Information pack at a cost of £330

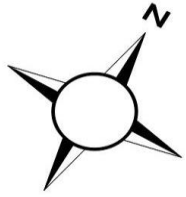
The apartment is just a short distance from the vibrant Wimborne town centre where you can find many community activities, Waitrose, Doctors, pharmacy, library, coffee shops, shops, restaurants and the Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

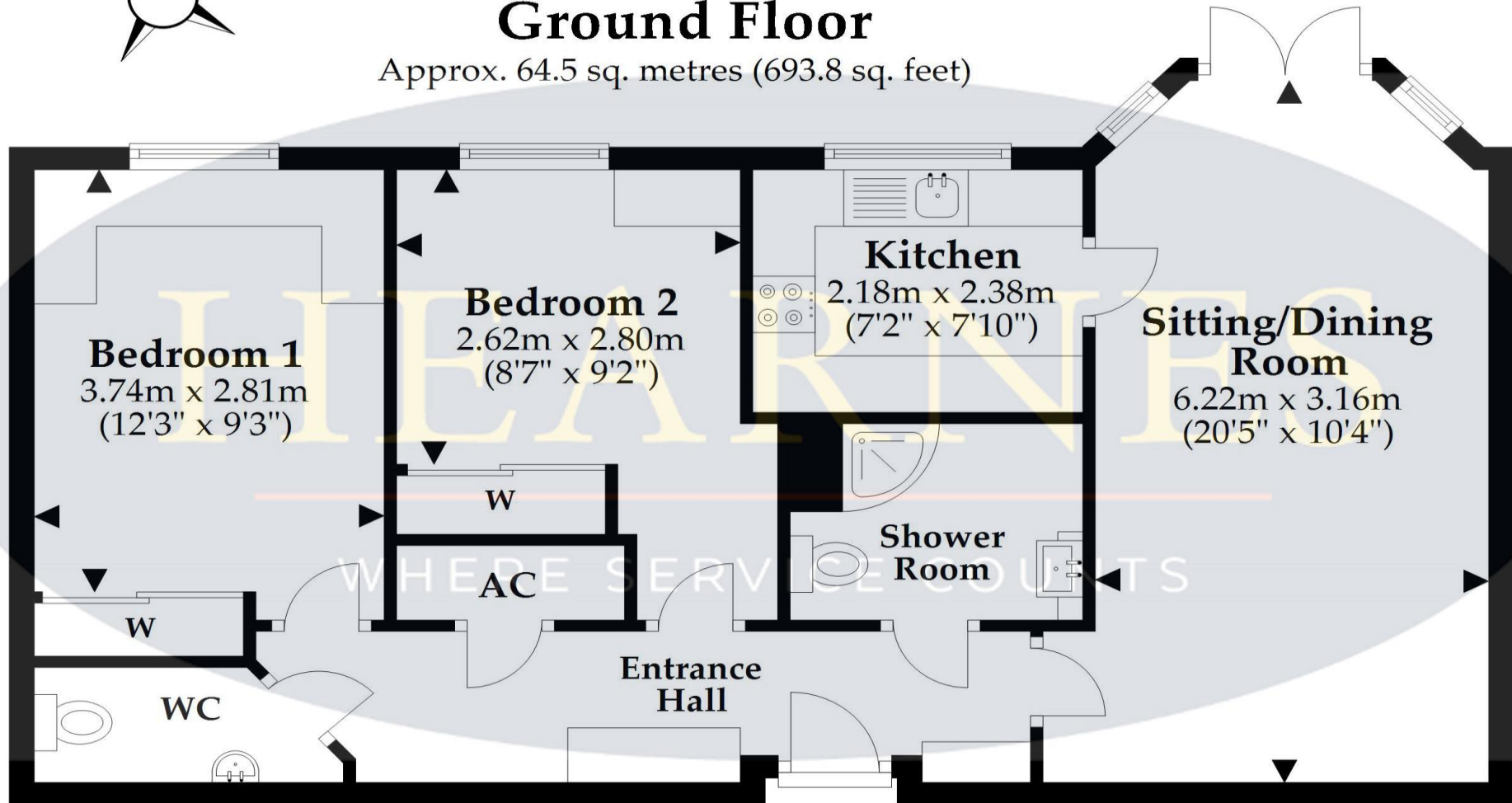







Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood  LJT SURVEYING





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