



**Ensor Mews**  
**Wimborne, Dorset, BH21 1WW**

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## LEASEHOLD PRICE: £275,000

A brand new retirement village situated close to the town centre and the River Stour including one and two bedroom apartments as well as bungalows and chalets. This attractive retirement village consists of 25 one bedroom retirement apartments and 43 two bedroom retirement apartments (for the over 70's) and 32 bungalows/chalets (for over 65s), conveniently located within easy reach of the town centre. Spacious, light and contemporary, all McCarthy & Stone retirement properties are designed to a high specification with high quality fixtures and fittings throughout and benefiting from onsite staffing 24 hours a day.

The apartments are centred around a village green and just off the green there is also a wellness zone offering health and fitness studios, hair & beauty salon, a bistro, a sociable homeowners lounge and a rural walking trail around the Development.

- 999 year lease
- Service charge (£9,123.97 per annum for one bed apartments & £12,461.63 per annum for two bed apartments)
- Double glazing to all windows
- Balcony or patio to selected apartments
- NHBC 10 year warranty
- Telephone, television point in bedroom and living room and Sky/Sky+ connection point also in living room
- Car parking (at an additional charge)
- Fitted kitchen with integrated hob, extractor hood and black Silgranit composite sink
- Fitted shower room with high quality white sanitary ware, fixed mirror, shaver socket, heated towel warmer and tiled flooring
- Heating with electric panel warmers
- Chrome door furniture and fittings
- Door camera entry system, 24 hour emergency call system with personal pendant alarm, intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

The Development is just a short distance from Wimborne town centre and the nearby nature reserves with riverside walks and easy access routes to Ferndown, Broadstone and the neighbouring towns of Ringwood, Bournemouth and Poole.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn 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.

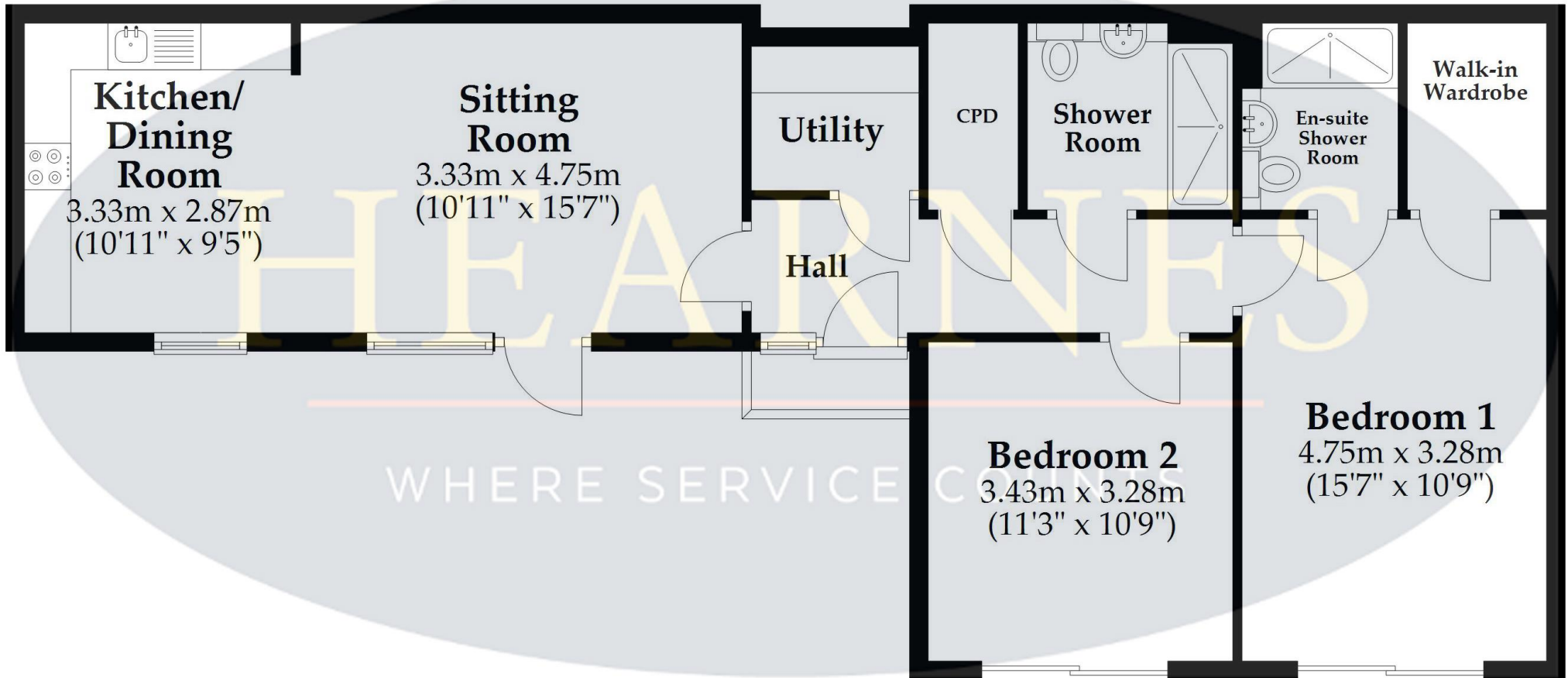




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

# Ground Floor

Approx. 78.6 sq. metres (845.6 sq. feet)



Total area: approx. 78.6 sq. metres (845.6 sq. feet)

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







# HEARNES

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