



**HEARNES**  
WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1PL

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## LEASEHOLD PRICE: £330,000

Fleur de Lis Wimborne welcomes you to a new chapter in your life, giving owners peace of mind and security allowing you to find your dream lifestyle. In addition, it boasts on-site parking, fully maintained landscaped gardens and a level walk to the bustling town centre. The heart of this development is the owners lounge, where social activities take place and long lasting friendships are made.

- Safe and secure living with onsite host and 24 hour emergency care line for peace of mind
- Beautifully presented versatile two bedroom home. The owner is happy to leave some furniture for the buyer at no additional cost.
- Ensuite bathroom to the main bedroom, walk in dressing room and separate shower room.
- Beautifully maintained gardens with tranquil seating area overlooking the River Allen
- Independent living, exclusively for the over 60's.
- Wonderful community of like minded people, owners lounge with kitchenette for all to enjoy and socialise in.
- Level access to the bustling Wimborne town centre.
- Lift and stairs give access to all floors.
- Parking available £250pa

Apartment 25 is one of the largest apartments at Fleur de Lis Wimborne; being just under 1000 sq ft. This delightful home is ready for occupation and overlooks the front aspect of the development. Double doors within the entrance hallway reveal an extremely useful, large walk in cupboard, come storage area. The accommodation is adaptable and versatile, with pocket doors from the generous lounge/diner leading to what could be a second bedroom or separate dining area. The kitchen is fitted with integrated NEFF appliances including washer/dryer, dishwasher & fridge freezer all set under a silestone worktop and has the added advantage of having sun pipes to give natural light. . The main shower room and ensuite bathroom feature premium Villeroy & Boch sanitary ware, heated towel rails and fully tiled floors and walls. The main bedroom is a generous size and is complemented with a large walk in wardrobe.

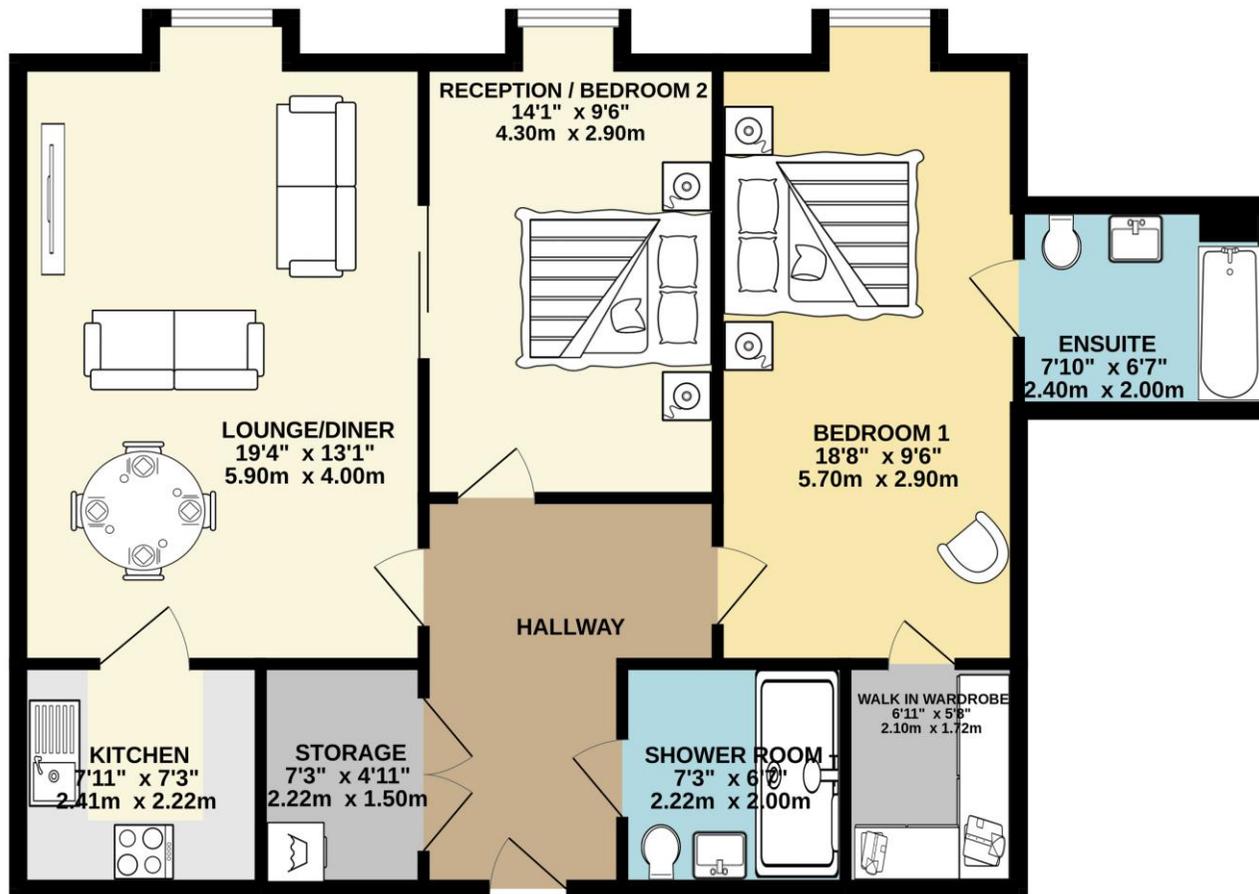
"For a limited time, the owner is happy to leave the furniture for the buyer at no additional cost. Such would include the Nathan units, cabinets and lamp tables, the dining table and four chairs, the bedroom furniture and the three piece suite."

Lease term 250 years from 1st February 2019 with 244 years remaining  
Service charge £6,399 pa (reviewed annually)  
Ground rent £467 pa: Ground rent review date February 2024 and thereafter every fifth anniversary of that date during the Term.  
COUNCIL TAX BAND: E EPC RATING: B

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.



## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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