



HEARNES

WHERE SERVICE COUNTS

private patio

Wimborne, Dorset, BH21 1PL

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LEASEHOLD GUIDE PRICE: £450,000

Fleur de Lis Wimborne has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. The dedicated Lifehost oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including a thriving owners' lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens, all designed for your wellbeing.

- Unique opportunity to purchase a two bedroom, two bathroom ground floor apartment close to the town centre
- Large entrance hall with additional storage cupboard
- Triple aspect sitting room
- Main bedroom with en suite
- Private patio
- On site Lifehost Monday – Friday
- 24 hour care line for peace of mind and security
- Pets are welcome
- Exclusive on site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped communal gardens
- Level walk to bustling town centre
- Parking available at £250 per annum
- Lifestory owners pay no exit fees
- Any age exclusive development for the over 60's

Lease Term: 250 years from 1st February 2019 with 246 years remaining.

Service charge: £5,189 per annum

Ground rent: £534 per annum with ground rent review date February 2024 and thereafter every fifth anniversary of that date.

Wimborne offers an extensive range of shops, cafes and restaurants as well as the Art Deco Tivoli theatre and many other local attractions.

COUNCIL TAX BAND: E EPC RATING: B

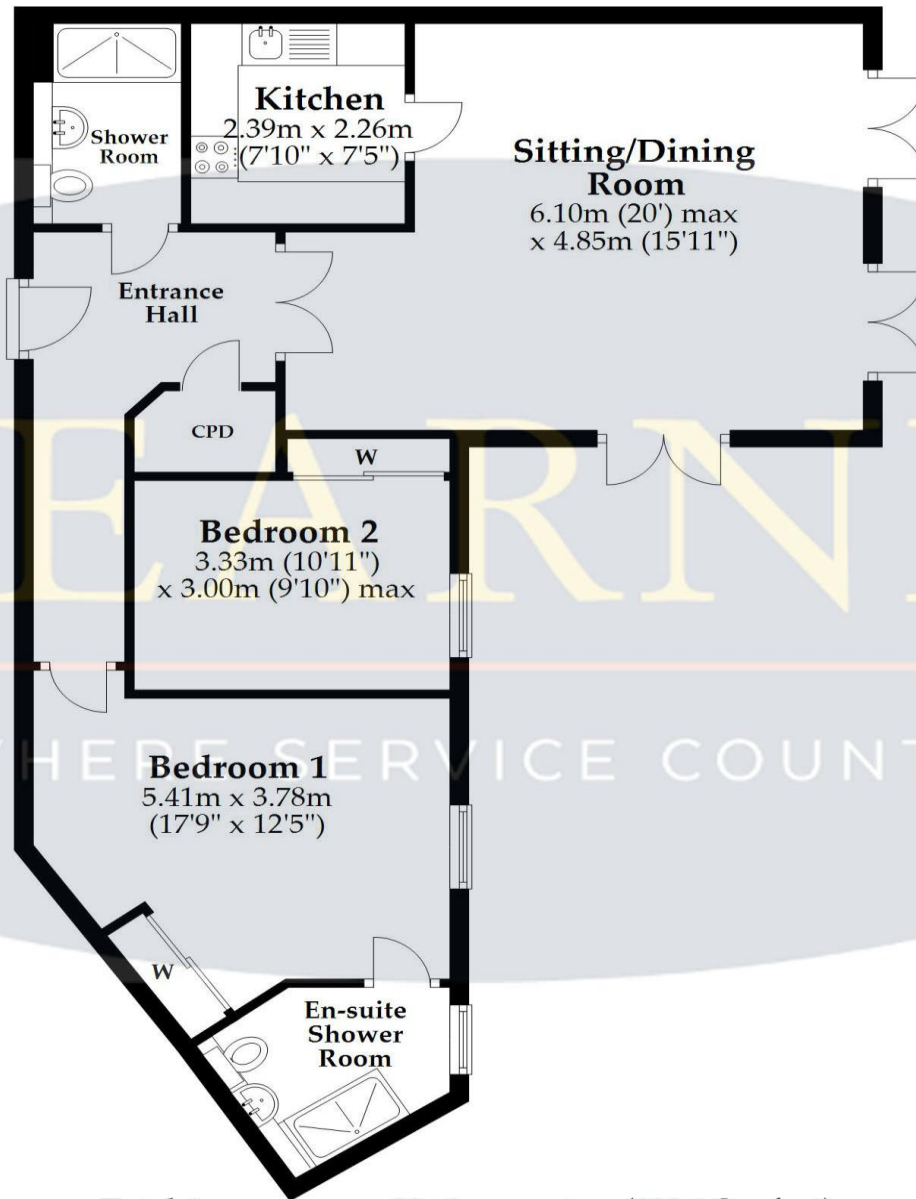
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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





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

Ground Floor



Total Area: approx. 92.73 sq. metres (998.1 Sq. feet)

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





www.hearnes.com

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD