



HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1QY

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LEASEHOLD PRICE GUIDE: £100,000

A spacious ground floor retirement apartment with window in the kitchen and shower room, situated in a sought after block conveniently located within a level walk of the town centre.

- Constructed by McCarthy & Stone with well planned accommodation
- House Manager, residents lounge, laundry room and guest accommodation for hire
- Entrance hallway with large cupboard/airing cupboard
- Good size sitting/dining room with casement door opening on to a small area of communal garden
- Fitted kitchen with view overlooking the front of the property
- Spacious bedroom with recessed mirror fronted wardrobe
- Fully tiled shower room with walk in shower
- Delightful communal gardens
- Communal residents and visitors parking on a first come first served basis
- NO FORWARD CHAIN
- Tenure: We understand from the vendor the lease is 125 year dating from 1st January 1995
- Service charge: We understand from the vendor the service charges for 1.9.20 – 28.2.21 are £1,212.25
- Ground rent: We understand from the vendor is £275 every six months

Saville Court is situated approximately one mile from Wimborne town centre which offers an extensive range of shops, cafes and restaurants with quaint streets, charming river walkways and historical courtyards.

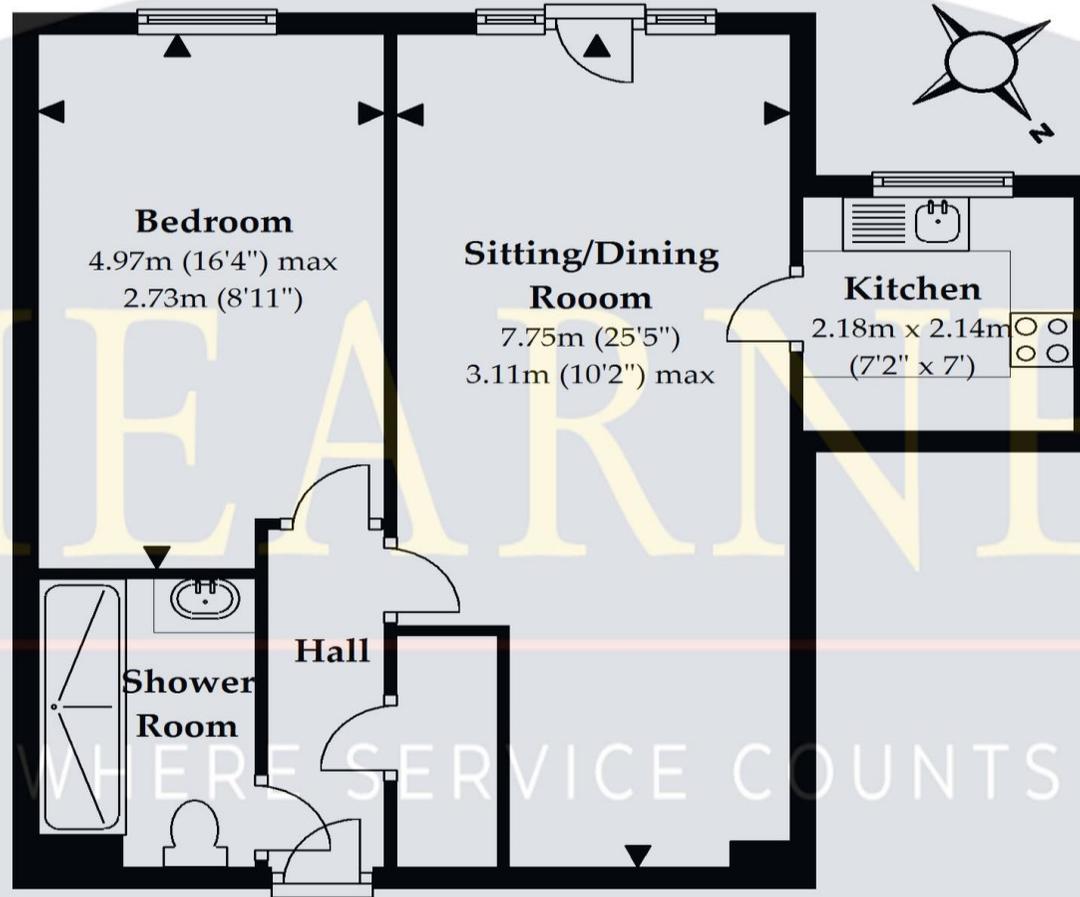
COUNCIL TAX BAND: C EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



LJT SURVEYING

Total area: approx. 50.9 sq. metres (547.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon.

3D plans do not represent the state of the property. LJT Surveying Ringwood

