



FLAT 13, FLEUR DE LIS, 68 EAST BOROUGH, WIMBORNE, DORSET, BH21 1PL
£250,000 LEASEHOLD

A BEAUTIFULLY PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT WITH DELIGHTFUL VIEWS ACROSS LANDSCAPED SCHOOL GROUNDS AND THE RIVER ALLEN.

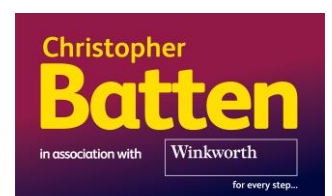
SUMMARY:

Set in an exclusive retirement complex at the edge of Wimborne town centre, built to a high specification in 2019 by Renaissance Retirement Living, Fleur De Lis comprises 25 luxury apartments for residents aged over 60 and has a concierge Monday-Friday, a large residents' lounge, a guest bedroom suite and communal gardens.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- Beautifully presented retirement apartment
- Delightful views across landscaped school grounds and the River Allen
- Set in an exclusive retirement complex

Wimborne | 01202 841171 |





DESCRIPTION:

The apartment benefits from electric heating and the remainder of its 10-year NHBC warranty, and is situated within level walking distance of many town centre amenities.

An entryphone system gives access to an entrance foyer leading to communal hallways, and a lift and stairs to the first floor. The apartment's front door leads to a large reception hall with a laundry cupboard (with double doors, slatted shelving and space and plumbing for washing machine.)

The living room has double glazed French doors to a Juliet balcony giving delightful views over the school sports field and the River Allen. The kitchen has a range of units and worktops and includes a Neff electric oven, Neff induction hob, cooker hood, integrated fridge-freezer, slimline dishwasher, and a washer/dryer. There is a nicely proportioned double bedroom with built-in wardrobes, and a fully tiled shower room (with walk-in shower, wash basin, concealed cistern WC and towel radiator.)



Fleur De Lis has landscaped communal gardens and patio seating areas. From East Borough there is access to a covered parking area which leads to a further outdoor car park. There is only limited parking available on a daily basis, but a parking bay can be rented for £250 per annum.

LEASE: 250 years from 2019. MAINTENANCE: £2,391.90 , payable every 6 months. GROUND RENT: £300. The amount will be reviewed every 5 years on the anniversary of commencement.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

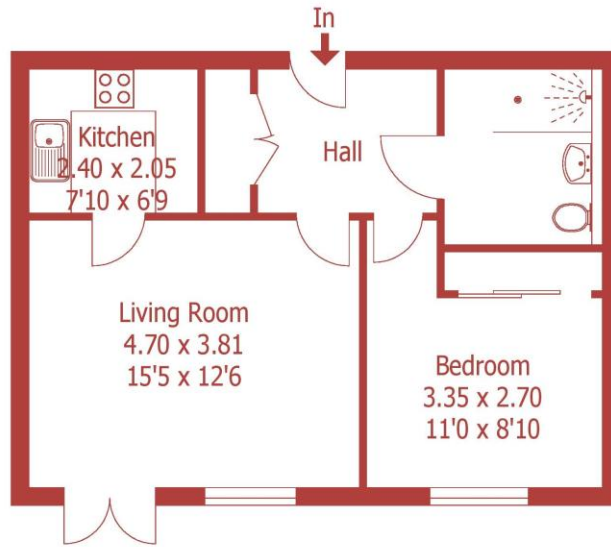
Band C

DIRECTIONS:

From The Square, proceed along West Borough, continuing ahead at the junction with Stone Lane. Just before Walford Bridge, turn right into East Borough, and Fleur De Lis can be found on the left hand side.



Approximate Gross Internal Area :- 48.5sq m / 523 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 |

christopherbatten.co.uk

