



16 THE OLD MARKET GARDENS, WIMBORNE, DORSET, BH21 1WU
£550,000 FREEHOLD

A BRAND NEW 3 BEDROOM CHALET STYLE BUNGALOW WITH AN OUTSIDE PATIO AND CAR PARKING SPACE, FOR THE OVER 65S, SET IN MCCARTHY STONE'S BRAND NEW RETIREMENT VILLAGE. 'THE OLD MARKET VILLAGE' FEATURES BUNGALOWS AND CHALET BUNGALOWS KNOWN AS 'THE OLD MARKET GARDENS' AND APARTMENTS KNOWN AS 'MARKET HOUSE' ALL OF WHICH ARE SET WITHIN A BEAUTIFUL VILLAGE GREEN IN THE WONDERFUL TOWN OF WIMBORNE.

SUMMARY:

The retirement village offers state-of-the-art amenities including 24/7 call system, a sociable homeowners' lounge, an on-site bistro, landscaped gardens, a hotel-style guest suite, bespoke lifestyle and care services plus a wellness zone offering fitness studios and a hair and beauty salon—everything you need for a joyful retirement on your doorstep.

AT A GLANCE

- Retirement village
- Ground floor bedroom and en suite shower room
- 10-year NHBC warranty
- One parking space
- Patio



DESCRIPTION:

A front door leads into a spacious reception hall where there is a cloakroom, laundry room and useful storage cupboard. The dual aspect kitchen/living room features a door to a patio, fitted kitchen with a range of units, integrated Bosch ceramic hob, oven and microwave, stainless steel cooker hood with glass canopy, integrated dishwasher, and Silostone work tops. The ground floor principal bedroom has fitted wardrobes, and a spacious en suite shower room.

From the reception hall, a staircase leads to the first floor landing with a useful store, 2 bedrooms and a shower room.

Outside, there is a patio and a car parking space.

Features include: Double glazing to all windows. Telephone and television point in living room and bedrooms. NHBC 10-year warranty. Outside tap. High quality sanitary ware, Revelo shaver cabinet mirror. Heated towel warmer. Door camera entry system in the hallway. Intruder alarm and smoke detector. Illuminated light switches to hall, bedrooms, shower room and additional WCs.



Service Charge: £200.97 to be reviewed annually. Service charge includes: electricity, heating and lighting (communal areas), access to on site staff, 24-hour emergency call and intruder-alarm system, maintenance of communal areas and gardens, window and gutter cleans, patio and hedge maintenance, 1hr domestic help per week, and water and gas is separately metered.

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:

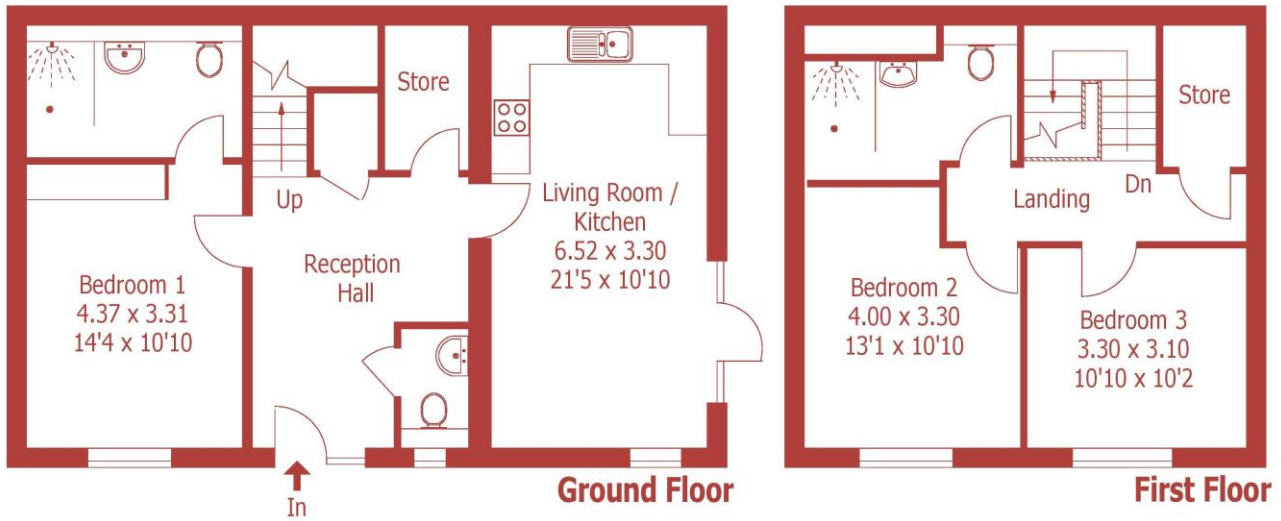
Band NA

DIRECTIONS:

SAT NAV: BH21 2BD. From Wimborne, proceed south along Poole Road. Just beyond the Coach & Horses pub, turn left into New Borough and follow the road around. Take the third turning on the left into Station Terrace, and the development can be found on the right hand side.



Approximate Gross Internal Area :- 112 sq m / 1207 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.

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.

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