



FLAT 8 SAVILLE COURT, 75 POOLE ROAD, WIMBORNE, DORSET, BH21 1QY
£120,000 LEASEHOLD

A WELL PRESENTED DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR SALE WITH ELECTRIC HEATING, UPVC DOUBLE GLAZING AND NO FORWARD CHAIN, SITUATED CLOSE TO WIMBORNE TOWN CENTRE.

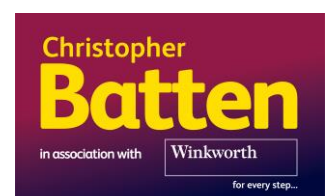
SUMMARY:

Saville Court was built in 1995 by McCarthy & Stone as a retirement complex of 37 apartments with a house manager. Facilities include communal gardens, parking for residents (subject to availability,) large residents' lounge, guest suite, laundry room, passenger lift to all levels and security entryphone system. The building fronts directly onto Poole Road where there are regular bus services to Wimborne town centre which provides a wide range of amenities, and the coastal towns of Poole and Bournemouth.

AT A GLANCE

- NO FORWARD CHAIN
- Walking distance of town centre
- Modern fitted kitchen
- Well presented double bedroom retirement apartment
- Lounge/dining room with casement door to communal garden

Wimborne | 01202 841171 |





DESCRIPTION:

On the ground floor, the front door to Flat 8 leads to a reception hall with a walk-in airing/store cupboard (with fitted light.) The lounge/dining room has a UPVC double glazed casement door to the communal garden. Glazed double doors lead to a modern fitted kitchen with units, worktops, Tricity Bendix electric hob, cooker hood, electric oven, space for under-counter fridge and freezer, and double glazed window overlooking the rear garden. The double bedroom has built-in mirrored wardrobes, and the fully tiled shower room comprises corner shower, wash basin, WC, wall mirror with light above, and electric towel rail.

A driveway provides access, subject to availability, to residents' and visitors' parking at the rear, and there is a landscaped communal garden with lawns, shrubs and seating areas.

LEASE: 125 years from 1995. GROUND RENT: £523.82 per annum. SERVICE CHARGE: £2,989 per annum including cleaning and decorating of communal areas, window cleaning, gardening, laundry room, water and full time Building Manager.



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:

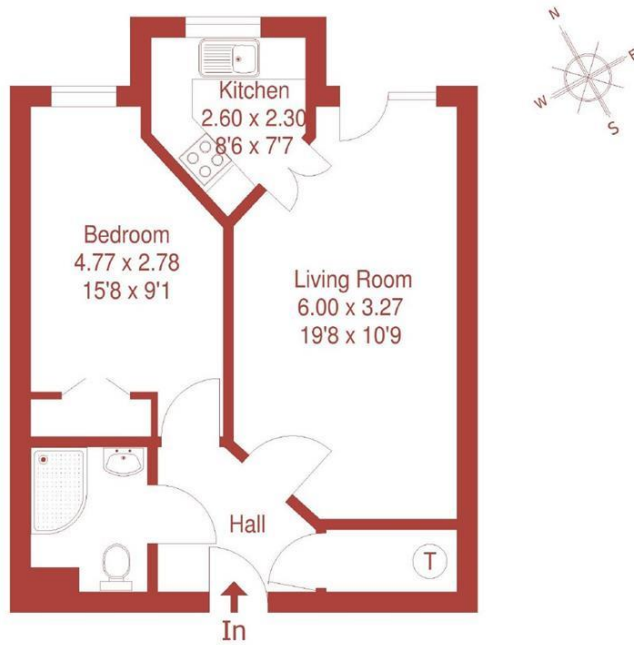
Band C

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road, passing the Coach & Horses pub on the left hand side. Saville Court can be found on the left hand side before reaching Canford Bridge.



Approximate Gross Internal Area :- 46 sq m / 495 sq ft



For identification purposes only, not to scale, do not scale

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			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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

