

Christopher  
**Batten**



Flat 21 Saville Court, 75 Poole Road  
Wimborne, BH21 1QY  
**£165,000 Leasehold**





A well presented 2 double bedroom first floor retirement apartment enjoying a westerly aspect over water meadows, situated close to Wimborne town centre. NO FORWARD CHAIN.

Saville Court was built in 1995 by McCarthy & Stone as a retirement complex of 37 apartments, with a house manager. Facilities include communal gardens, a large residents' lounge, a guest suite, a laundry room and a passenger lift to all levels. The building has a security entryphone system, and a lift and stairs to all floors. The apartment benefits from electric heating and UPVC double glazed windows.

Lease: 125 years from 1995. Ground rent: £590.48 per annum (paid every 6 months). Service charge: £4212.85 per annum (paid every 6 months).



**Reception Hall**  
Storage and airing cupboards.

**Lounge/Dining Room**  
25'4" x 10'8" (7.74m x 3.26m)  
Large lounge/dining room with polished stone decorative fireplace surround, electric fire, and glazed double doors to the kitchen.

**Kitchen**  
7'7" x 7'1" (2.33m x 2.18m)  
Hygena electric oven, 4-ring ceramic hob and cooker hood.

**Bedroom 1**  
15'8" x 9'3" (4.80m x 2.83m)  
Built-in wardrobes.

**Bedroom 2**  
18'3" x 9'2" (5.57 x 2.80)





### Bathroom

Bath, wash basin and WC.

### Outside

Outside, a driveway provides access, subject to availability, to residents' and visitors' parking at the rear. There is also a communal garden area.

### Directions

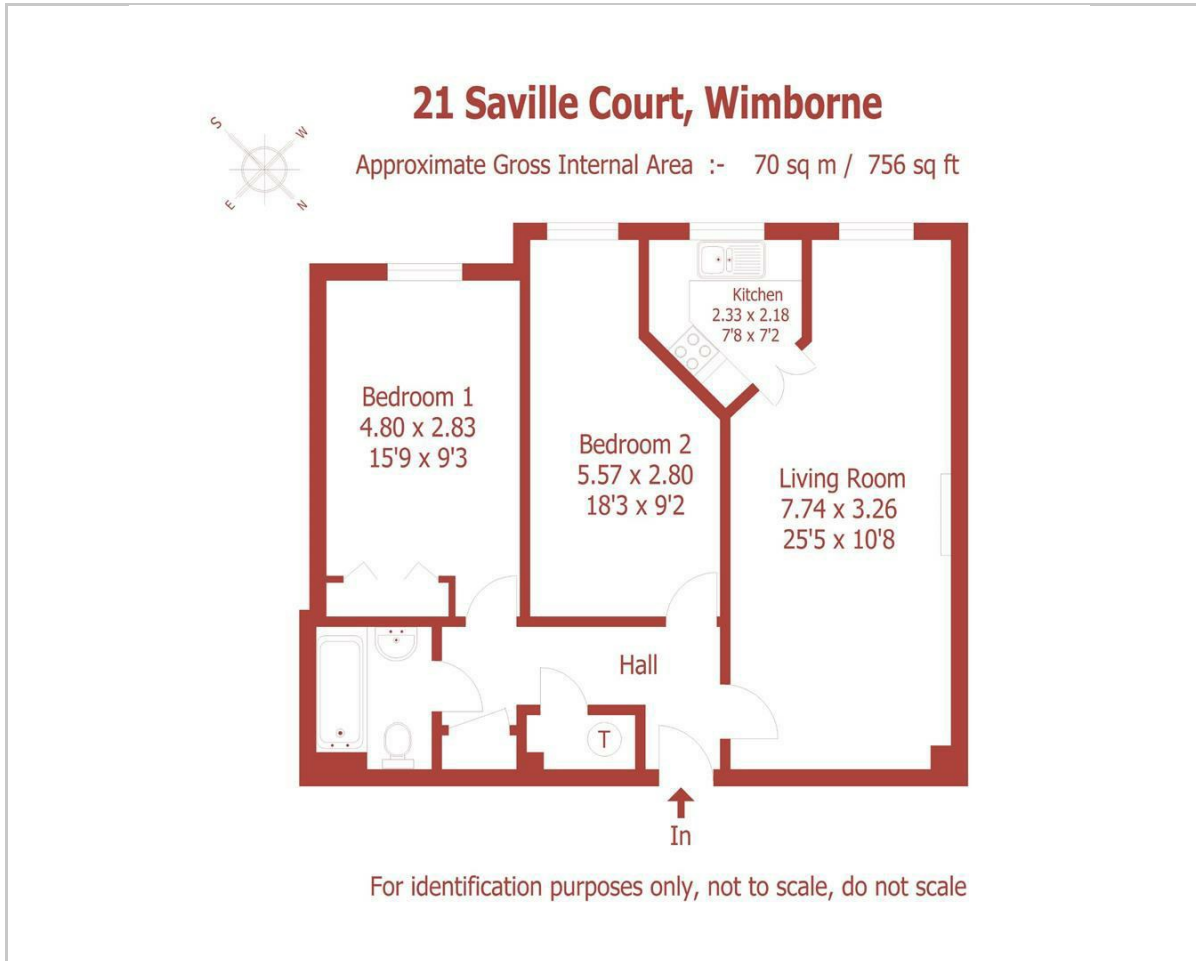
From Wimborne town centre, proceed south along Poole Road, and Saville Court can be found on the left hand side, just after the Coach and Horses pub, and before reaching Station Road and Canford Bridge.

### Council Tax

Band D



## Floor Plan



## Viewing

By prior arrangement through Christopher Batten

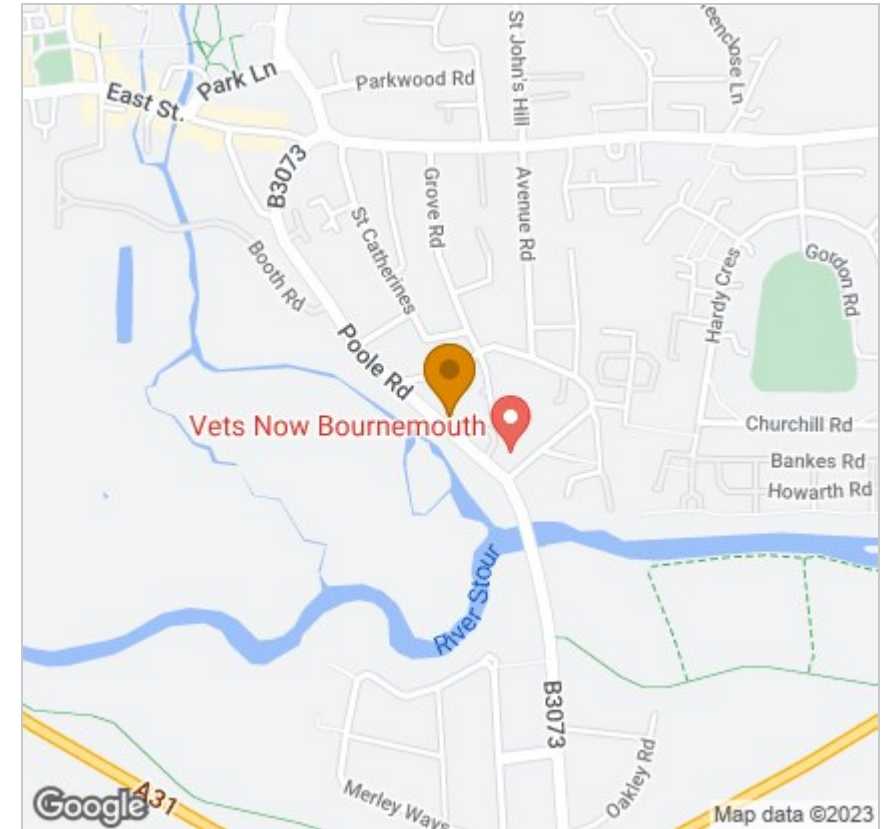
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## Area Map



## Energy Efficiency Graph

