



FLAT 25, SAVILLE COURT, 75 POOLE ROAD, WIMBORNE, DORSET, BH21 1QY
£165,000 LEASEHOLD

A RECENTLY REFURBISHED 2 DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT ENJOYING LOVELY VIEWS ACROSS THE WATER MEADOWS, SITUATED CLOSE TO WIMBORNE TOWN CENTRE. NO FORWARD CHAIN.

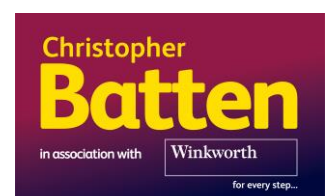
SUMMARY:

Saville Court was built in 1995 by McCarthy & Stone as a retirement complex of 37 apartments, with a house manager. Facilities include communal gardens, 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. Immediately outside the complex, there are bus services connecting to the town centre, and to the coastal towns of Poole and Bournemouth.

AT A GLANCE

- Close to the town centre
- Recently refurbished
- Lovely views across the water meadows
- 2 double bedrooms
- Lift to all levels

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DESCRIPTION:

The apartment benefits from electric heating and UPVC double glazed windows. Outside, a driveway provides access, subject to availability, to residents' and visitors' parking at the rear. There is also a communal garden area. 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). Fees to be confirmed.

A communal entrance door with a security entryphone leads to the communal entrance hall, where there are stairs and lift to all levels. The front door to the apartment leads into a spacious hall with a walk-in store/airing cupboard, window to the rear elevation, walk-in cupboard, and access to roof space. The lounge has a decorative fireplace (with electric fire), window to the front elevation with views across the water meadows, and glazed double doors lead to the re-fitted kitchen comprising an excellent range of modern units, worktops, integrated fridge/freezer, electric hob, cooker hood, Neff electric oven, washing machine, slimline dishwasher, recessed downlighting, and a window to the front elevation.



Bedroom 1 has built-in wardrobes with mirrored doors, and views across the water meadows. There is also bedroom 2, and a refurbished bathroom with a bath easy by Trojan and shower attachment, wash hand basin, WC, recessed downlighting, and a window to the rear elevation.

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 D

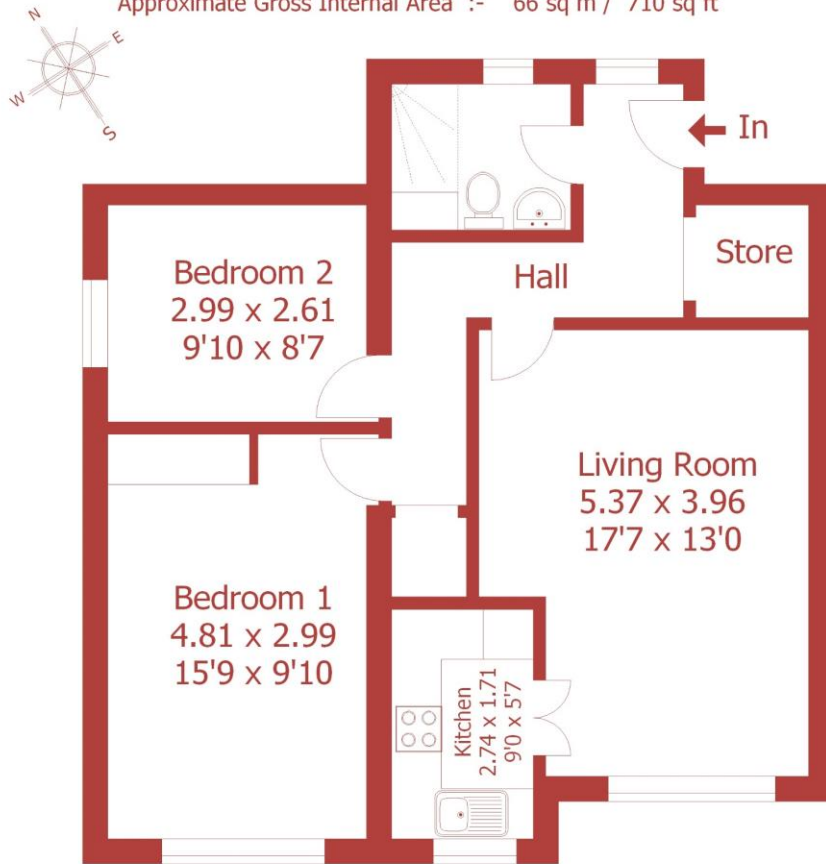
DIRECTIONS:

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.



25 Saville Court, Poole Road, Wimborne

Approximate Gross Internal Area :- 66 sq m / 710 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			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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