

*Asking Price*

£149,950

Leasehold

SAVILLE COURT, POOLE ROAD, WIMBORNE BH21 1QY





- ◆ **FIRST FLOOR RETIREMENT APARTMENT**
- ◆ **TWO BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **CASUAL OFF ROAD PARKING**

A well appointed, two bedroom, first floor retirement apartment close to Wimborne Town Centre boasting casual off road parking, residents lounge, house manager and being offered without a forward chain.

Property Description

Saville Court was constructed by McCarthy & Stone in the mid 1990’s and comprises thirty five one and two bedroom apartments arranged over three floors. This particular apartment is positioned on the ground floor. There is an automatic passenger lift serving each of the accommodation levels and there is a Development Manager on site contactable via the intercom system from within the property (on site between the hours of 9-5pm) in case of an emergency. When the Development Manager is off duty there is a 24 hour emergency Appello call system. Saville Court also boasts having an active social schedule with a variety of events held in the residents lounge and there are communal laundry facilities within the building as well as a guest suite that can be hired for staying visitors. This particular property comprises an entrance hall, lounge, kitchen, two bedrooms, fitted shower room and the accommodation enjoys views towards Deans Court and beyond with patio doors opening onto small terraced areas from both the living room as well as the master bedroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Gardens and Grounds

There are communal parking facilities which is available on a first come first served basis for both residents as well as visitors.

Extra Information:  
Lease: 125 years from 1 January 1995  
Service Charge Details: £4,217.97 per annum paid half yearly.  
Letting Permitted: Minimum term of 6 months.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county’s areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 627 sq ft (58.3 sq m)

Heating: Night storage

Parking:Residents and Visitors Car Park

Glazing:Double glazed

Garden: Communal

Main Services:Electric, Water, Drains, Telephone

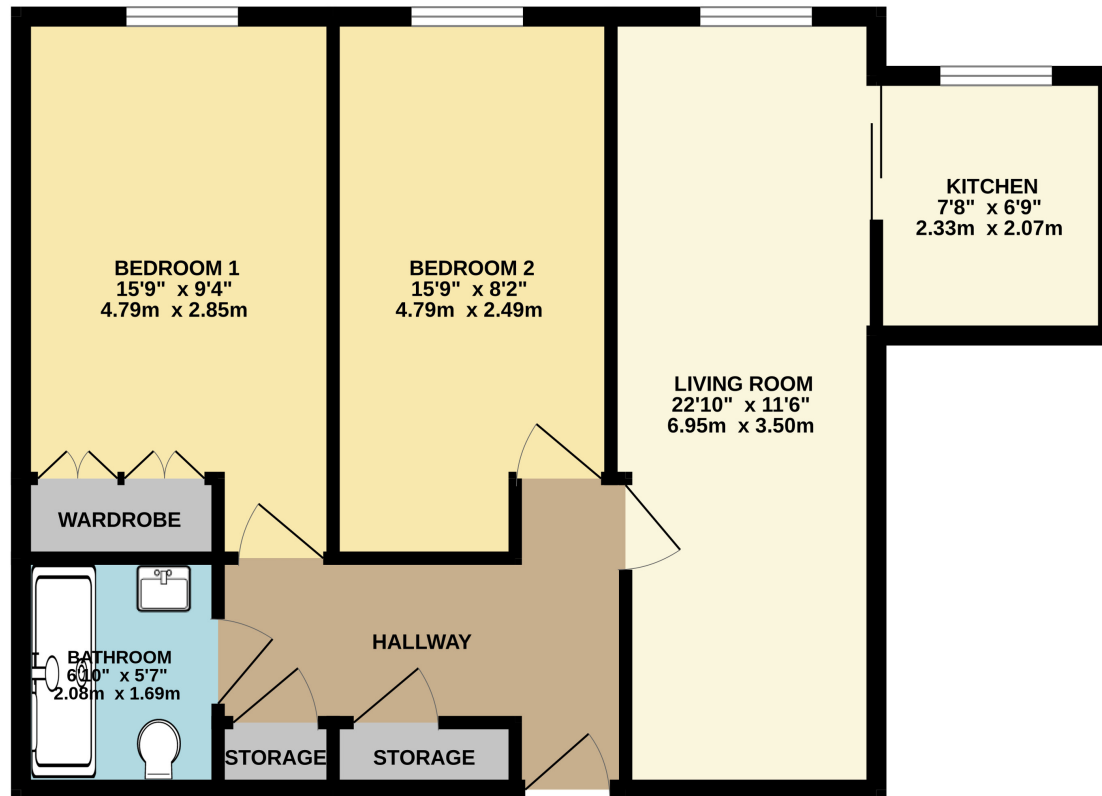
Local Authority:Dorset Council

Council Tax Band: D



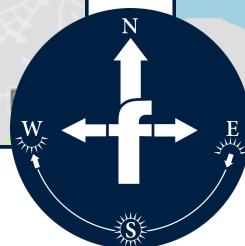
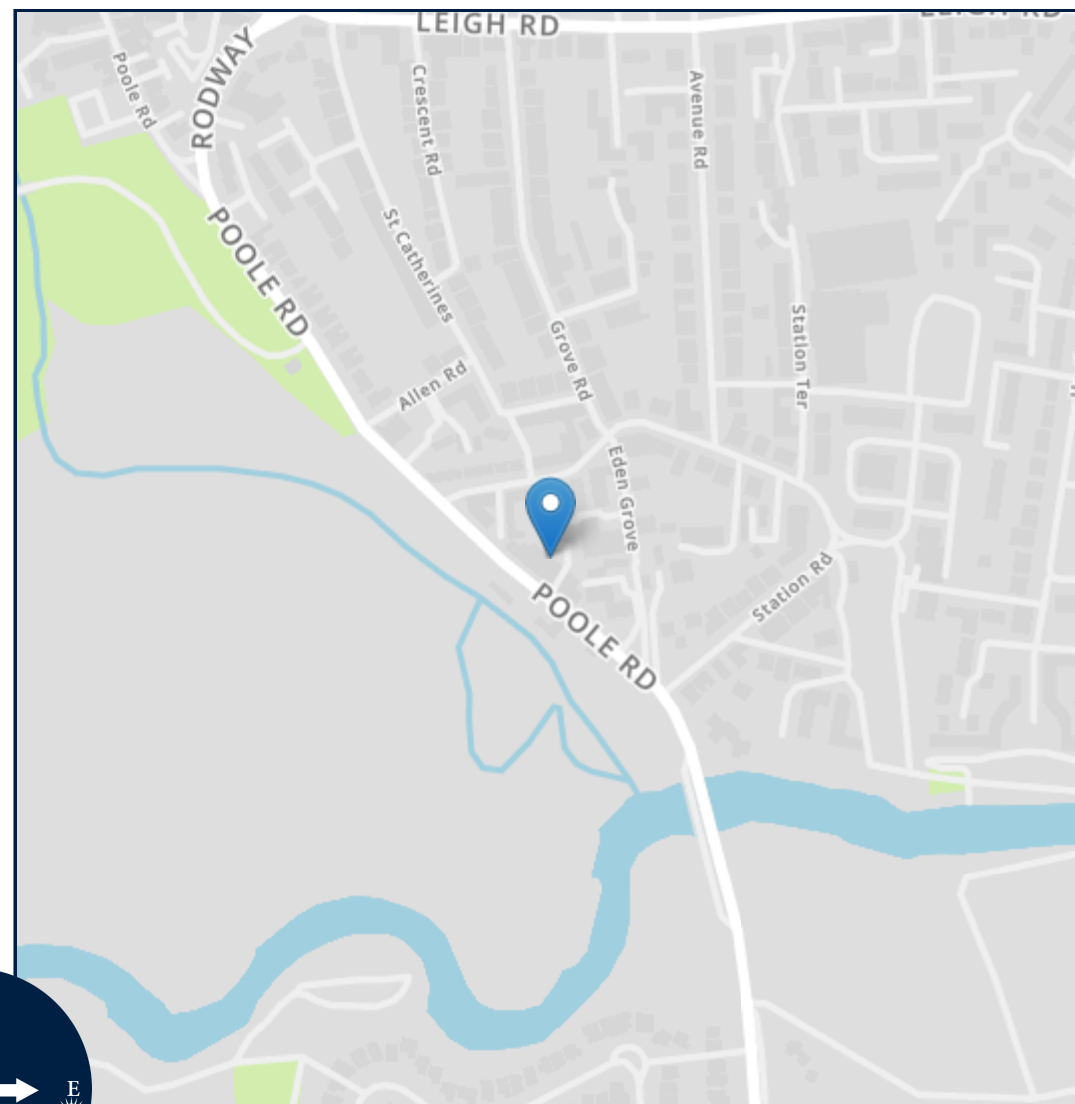
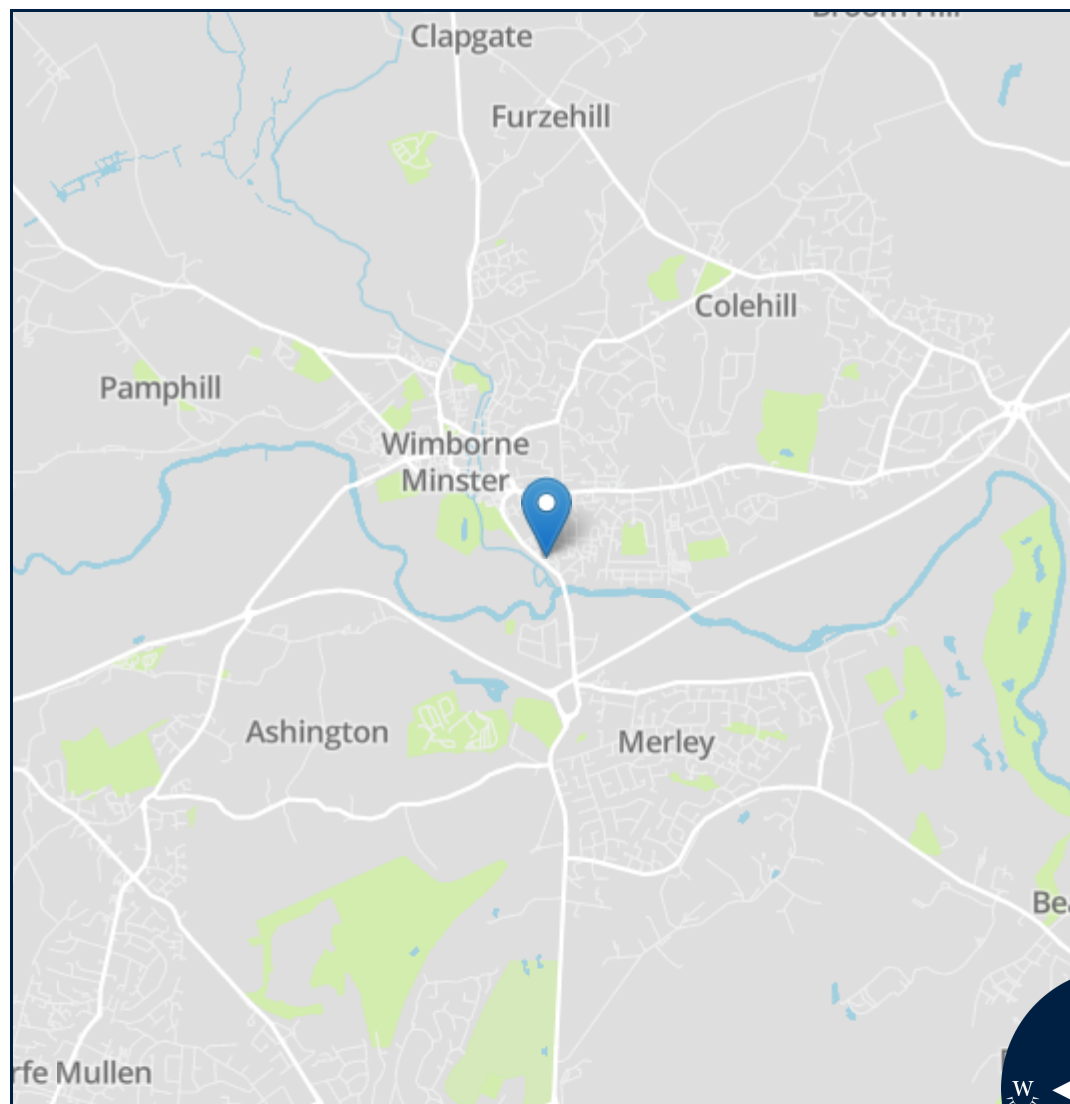


GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000