



*Guide Price*

£230,000

Leasehold

BENNETT LODGE, RODWAY, WIMBORNE BH21 1GN



- ◆ FIRST FLOOR WITH LIFT
- ◆ ONE DOUBLE BEDROOM
- ◆ CASUAL OFF ROAD PARKING
- ◆ RESIDENTS LOUNGE
- ◆ GUEST ACCOMMODATION
- ◆ NO FORWARD CHAIN

A first floor, one double bedroom, purpose built retirement apartment within this popular town centre block that offers warden assistance, lift to all floors, residents lounge and visitors accommodation.



## Property Description

Bennett Lodge offers a selection of one and two bedroom apartments arranged over three storeys. This delightful apartment is positioned on the first floor, accessed by a lift with seat, or stairs, and comprises a living room with large bay window, feature electric fireplace, modern fitted kitchen with built-in oven, shower room, and walk-in utility cupboard with door-activated light. There is a spacious double bedroom with fitted, mirrored wardrobes and the apartment has new carpets throughout. The building also boasts a communal laundry room, residents lounge - featuring regular activities, a hair dressing/chiropractic salon and guest accommodation (both for hire) and is all managed by an on-site Lodge Manager.





## Gardens and Grounds

The landscaped grounds are meticulously kept with shrubs, flowers and trees and offers peaceful communal lawns and patio spaces. There is a communal mobility scooter park, as well as casual off road parking for residents and visitors. The apartment is located close to a doctor's surgery/pharmacy and church, and is a level, short stroll into Wimborne town centre.

### Extra Information:

The term of the lease is 125 years from 1 September 2013.

Half yearly ground rent is £317.29

Half yearly service charge is approximately £1,788.20 which includes: Buildings Insurance and maintenance, water rates, ground source heating, window cleaning, Careline by panic button, security to front door plus camera entry, Wifi in communal lounge area, car parking area.

## 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 - 559 sq ft (51.9 sq m)

Heating - Electric

Glazing - Double glazed

Parking - Casual off road and visitor parking

Garden - Communal

Main Services - Water, electric, drains, telephone

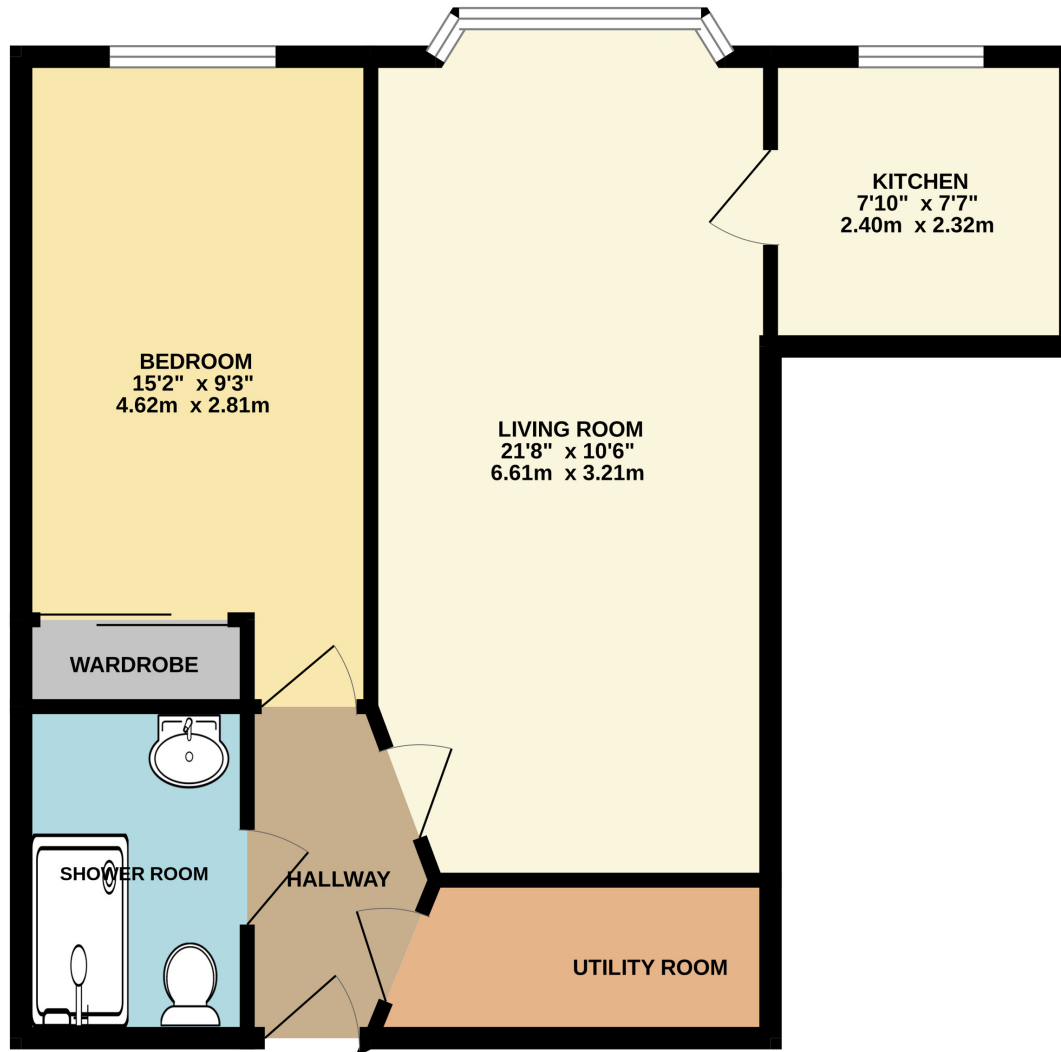
Local authority - Dorset Council

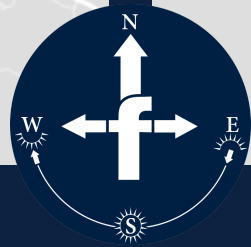
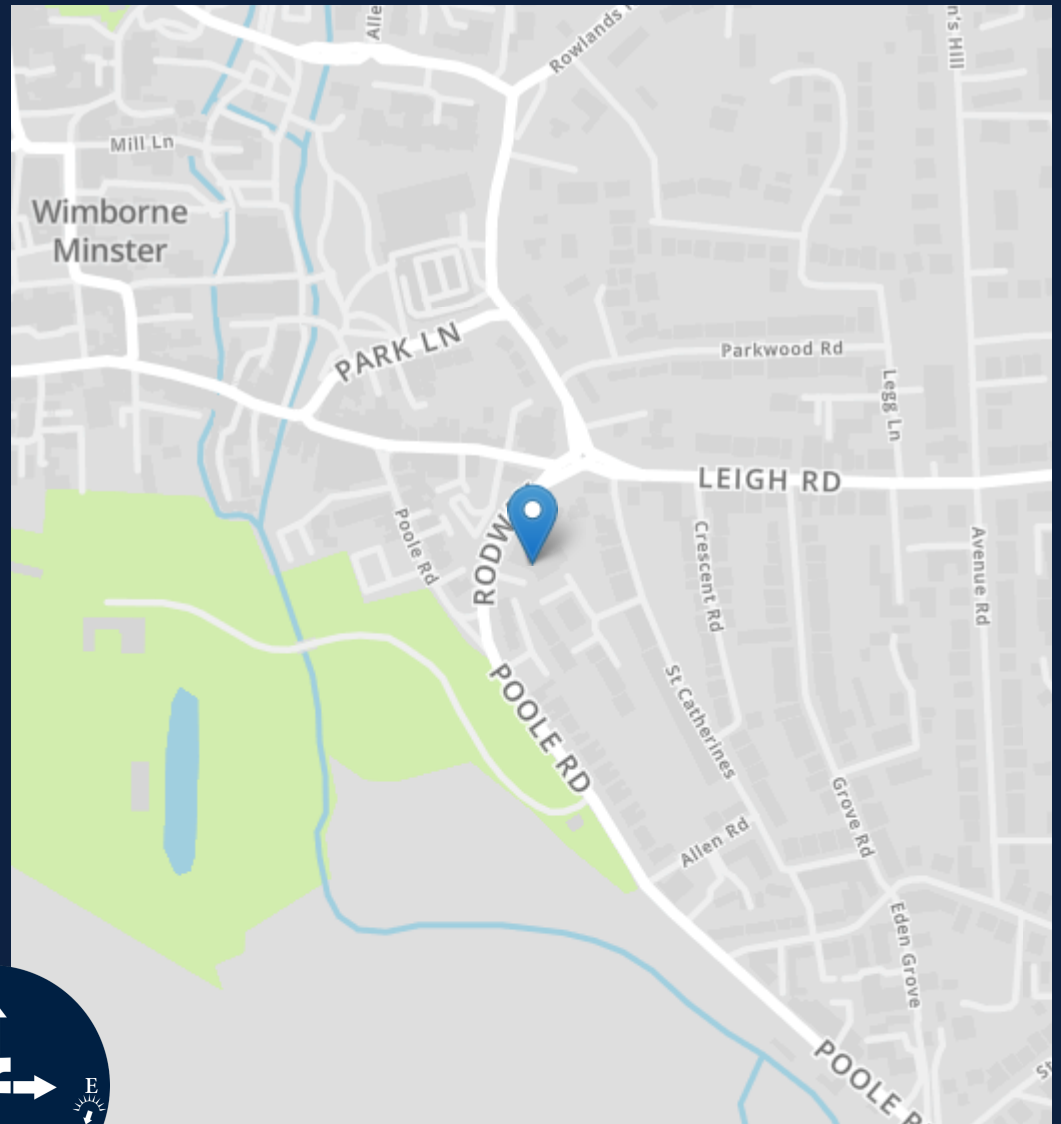
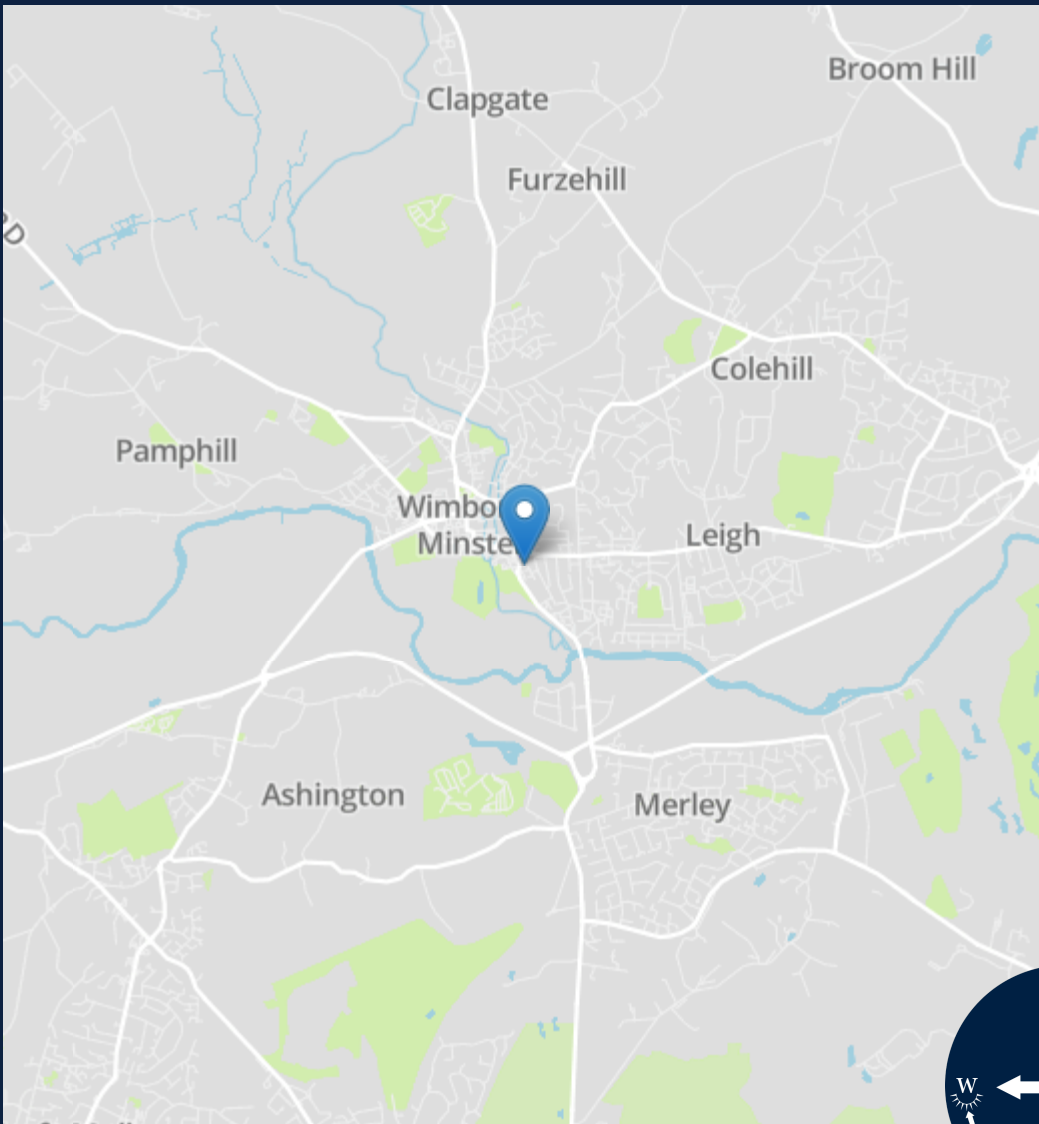
Council tax - Band C





FIRST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

**fisks**

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000