



Saville Court  
Asking Price

£69,950

Leasehold

SAVILLE COURT, POOLE ROAD, WIMBORNE BH21 1QY





- ◆ NO FORWARD CHAIN
- ◆ GROUND FLOOR RETIREMENT FLAT FOR OVER 55'S
- ◆ FRENCH DOORS TO REAR COMMUNAL GARDEN
- ◆ WARDEN ASSISTED. CLOSE TO TOWN.

A well presented one bedroom, ground floor retirement apartment, close to Wimborne town centre, with residents and visitors parking, residents lounge, guest accommodation and benefitting from house manager, as well as a communal laundry facility.

## Estates and Management

Lease: 125 years from 1 January 1995

Service Charge: £1,563.74 - six monthly.

Ground Rent Charge: £590.48 per annum

## 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 dating back over 50 years 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: 460sq ft (42.8 sq m)

Heating: Electric

Glazing: Double glazed

Parking: Residents & visitors

Garden: Communal areas

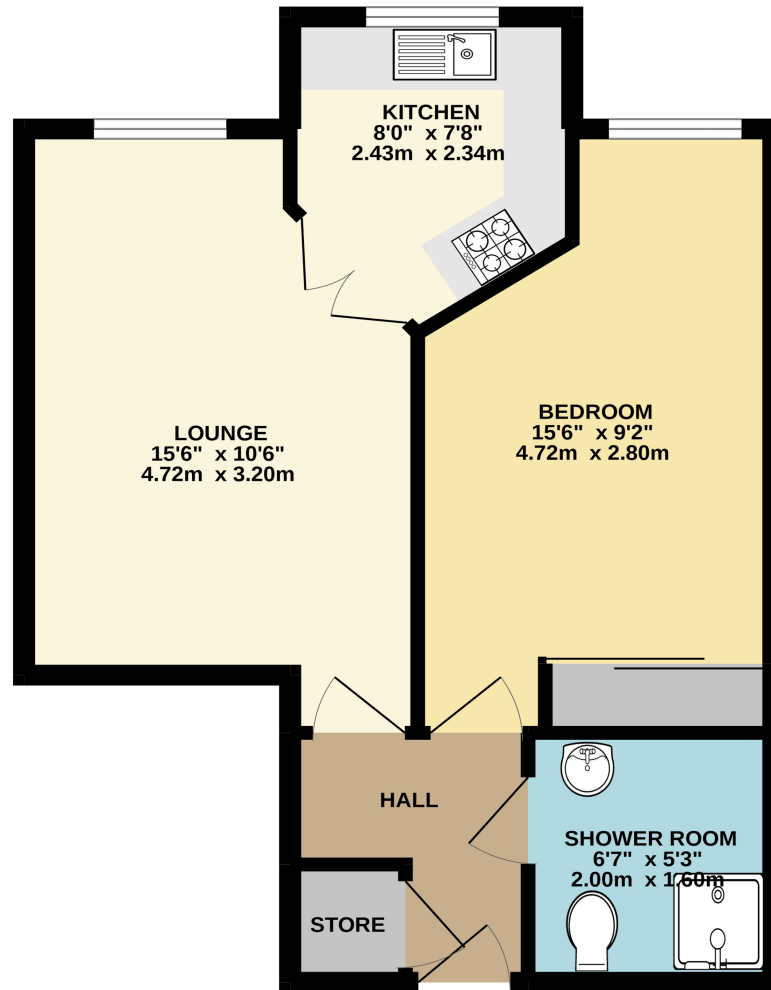
Main services: water, electric, drains

Local Authority: Dorset Council

Council Tax Band: C



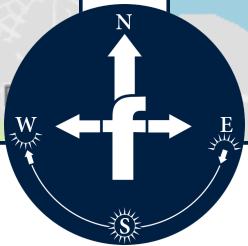
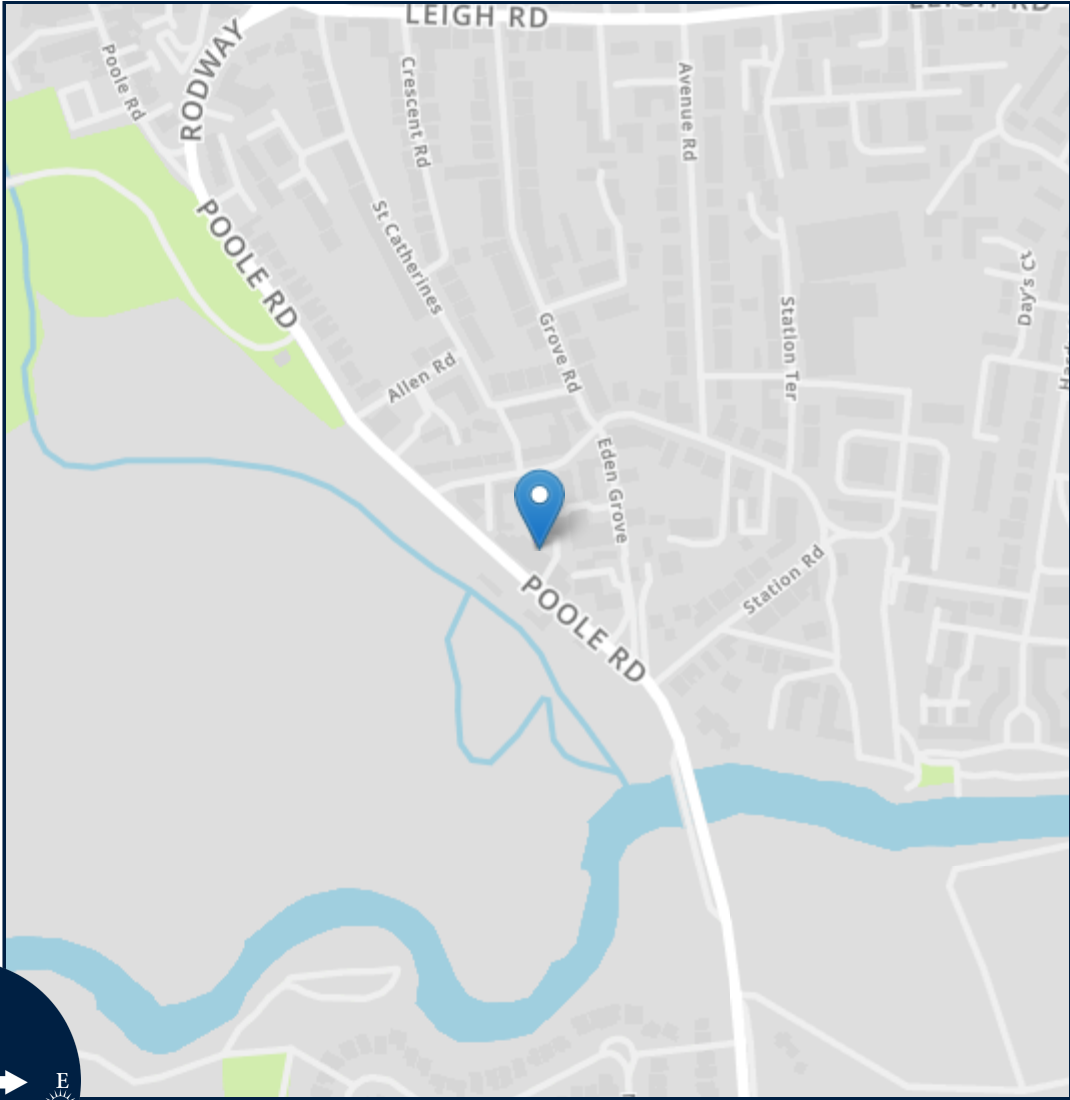
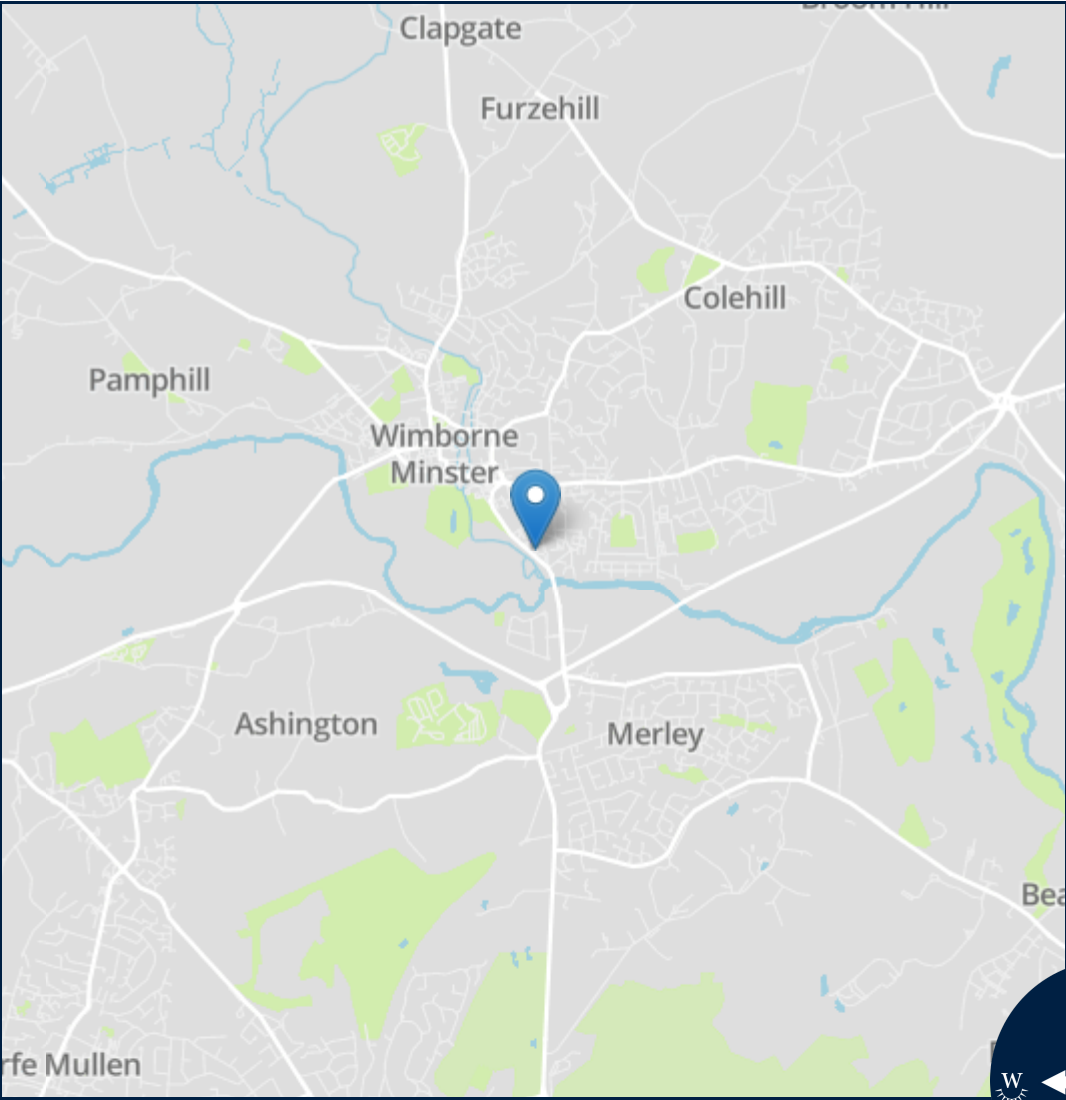
# FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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	



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