

FOR SALE
01202 880000
fisks

Asking Price

£184,950

Leasehold

VICTORIA PLACE, WIMBORNE BH21 1YE



- ◆ **FIRST FLOOR RETIREMENT APARTMENT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **DOUBLE GLAZED THROUGHOUT**

A well appointed two bedroom, first floor retirement apartment, close to Wimborne Town Centre which boasts a private ground floor entrance and is being offered without a forward chain.

Room Description

This development comprises a collection of two bedroom bungalows and apartments that cater to the over 55's fraternity and this particular property is a first floor apartment positioned centrally within the scheme. The properties surround a communal garden and courtyard, which forms a hub for the residents and the gardening club has won several 'Wimborne in Bloom' awards. There is a private ground floor entrance with utility cupboard adjacent and a straight flight of stairs lead to the accommodation which are also served by a fitted stair lift. The accommodation comprises two double bedrooms, living room and a modern fitted kitchen and shower room. The home has already been double glazed throughout and there is a red care support alarm installed.

Gardens and Grounds

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

Lease will be surrendered at the point of sale and a new 99 year lease granted by the Freeholder (The Hanham Estate).

Service Charge: £162.83 per month.

Minimum term of 6 months letting permitted.

Pets allowed.

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: 567 sq ft (52.7 sq m)

Heating: Electric

Glazing:Double glazed

Parking: Communal

Garden: Communal

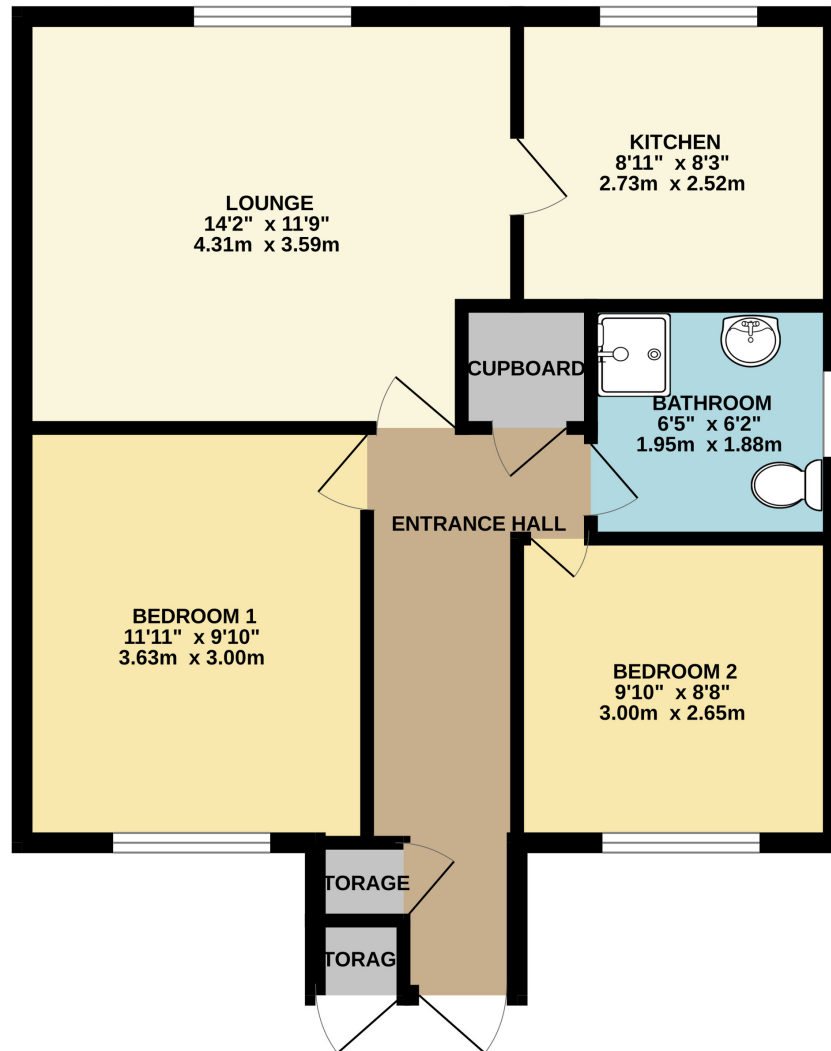
Main Services: Electric, drains, waster, telephone

Local Authority: Dorset Council

Council Tax Band: B

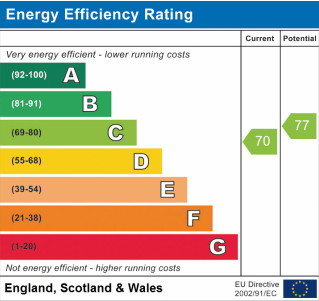
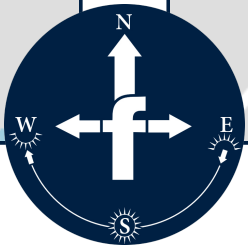
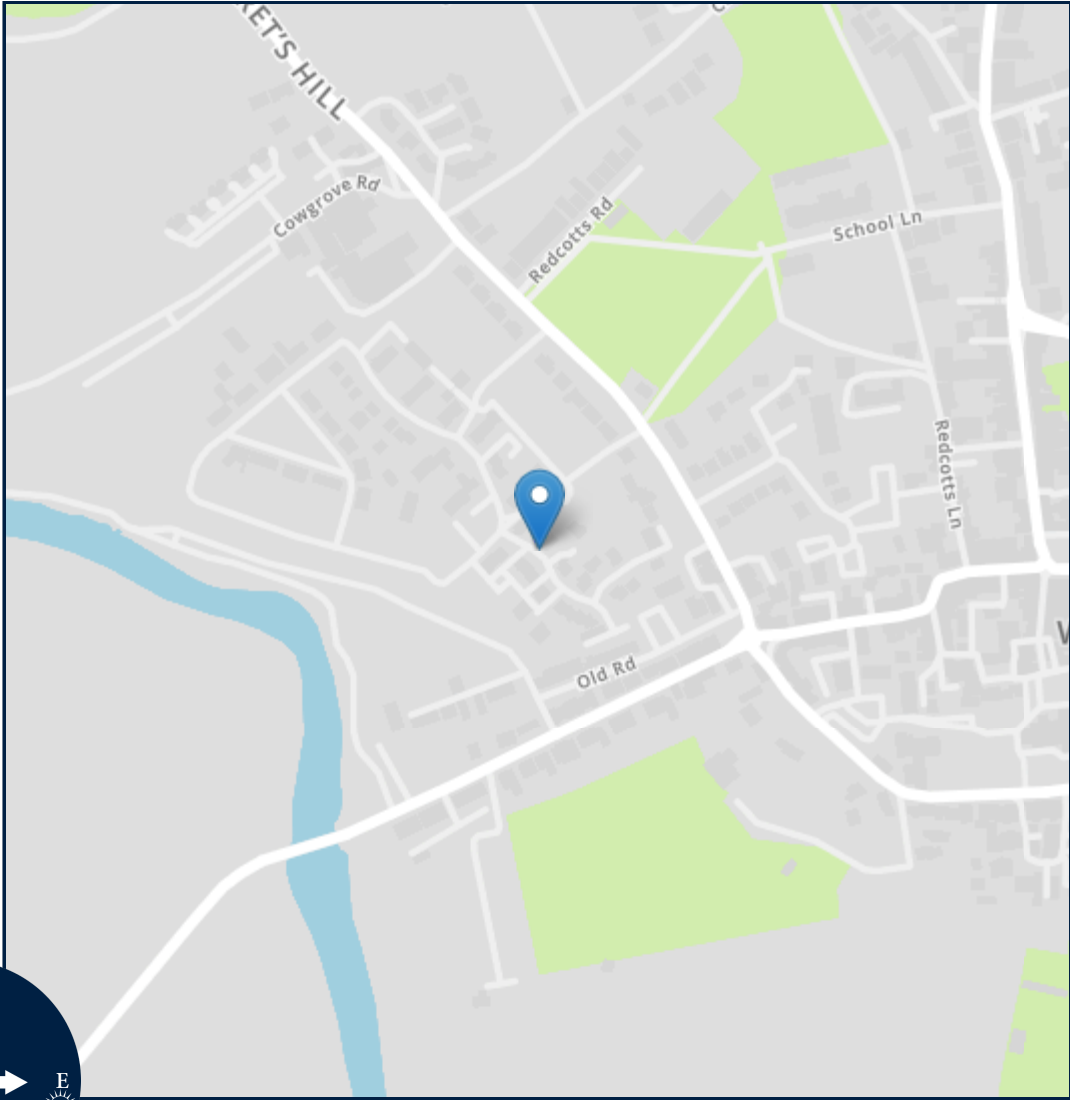
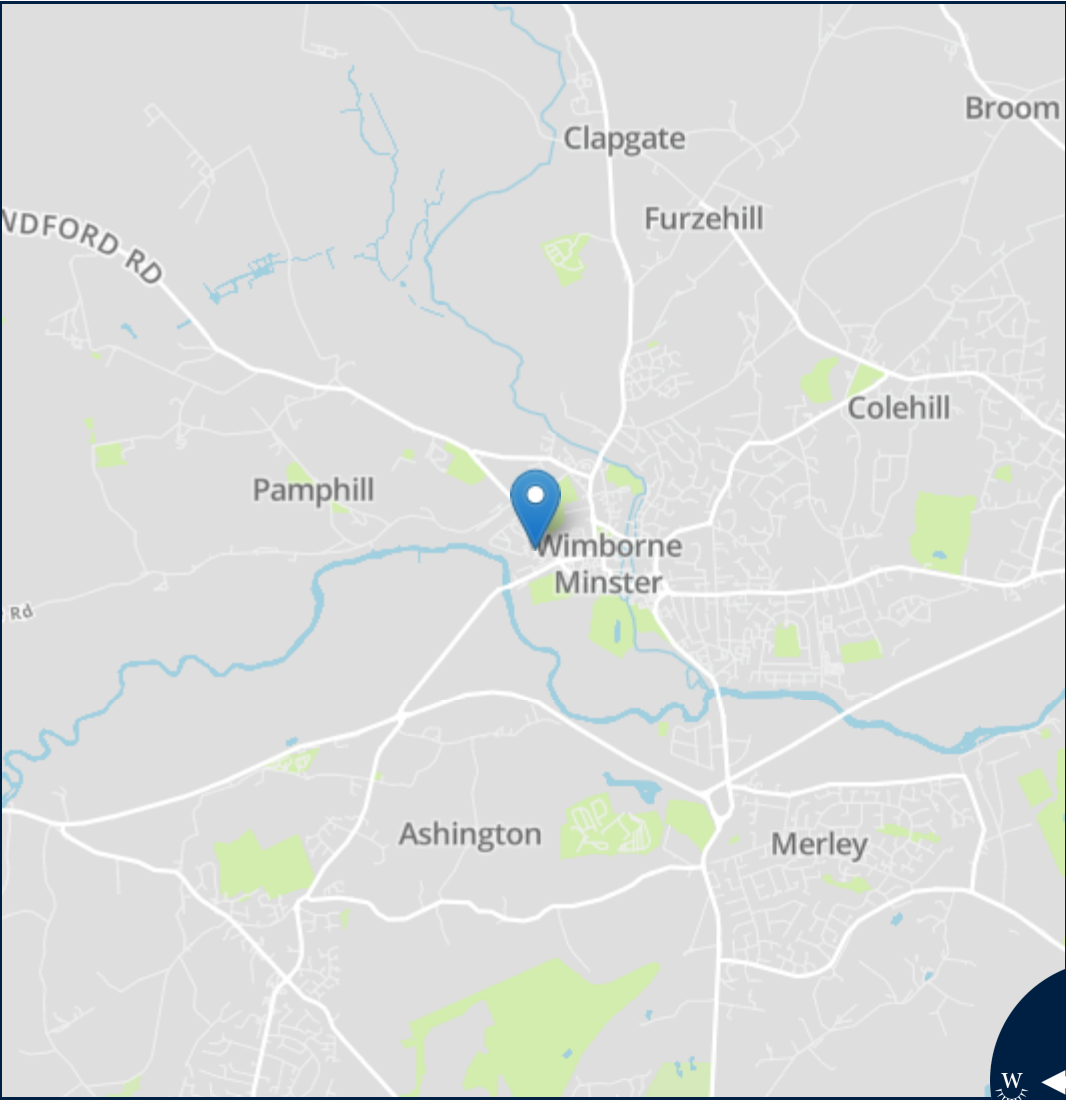


GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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