



*Asking Price*

£137,500

Leasehold

75 POOLE ROAD, WIMBORNE BH21 1QY



- ◆ **TWO BEDROOMS**
- ◆ **RETIREMENT APARTMENT**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **FIRST FLOOR APARTMENT**

A two bedroom, first floor, retirement property benefitting from off road parking and boasting a central position close to Wimborne town centre.

## Property Description

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, and a laundry room. The building has a security entryphone system, and a passenger lift and stairs to all floors.

Flat 21 comprises a reception hall with storage and airing cupboards, a large lounge/dining room with polished stone decorative fireplace surround, electric fire, and glazed double doors to a modern fitted kitchen with Hygena electric oven, 4-ring ceramic hob and cooker hood. The main bedroom has built-in wardrobes, and there is a second bedroom and bathroom.

The apartment benefits from electric heating and UPVC double glazed windows.

## Gardens and Grounds

A driveway provides access, subject to availability, to residents' and visitors' parking at the rear. There is also a communal garden area.

Extra Information:

Lease: 125 years from 1995. Ground rent: £590.48 per annum (paid every 6 months). Service charge: £4,212.85 per annum (paid every 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: 707 sq ft (65.7 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Communal for residents & visitors

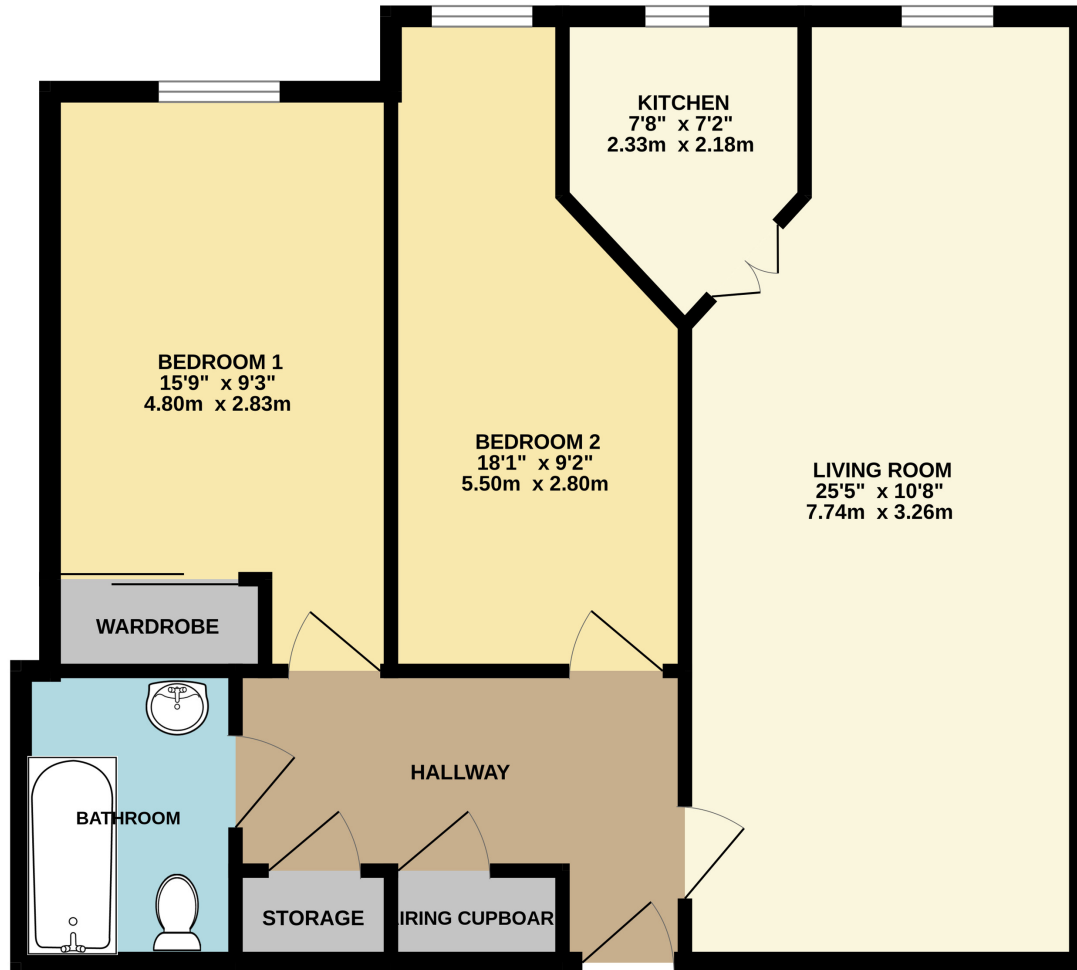
Garden: Communal

Main Services: Electric, water, drains, telephone

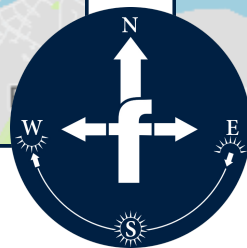
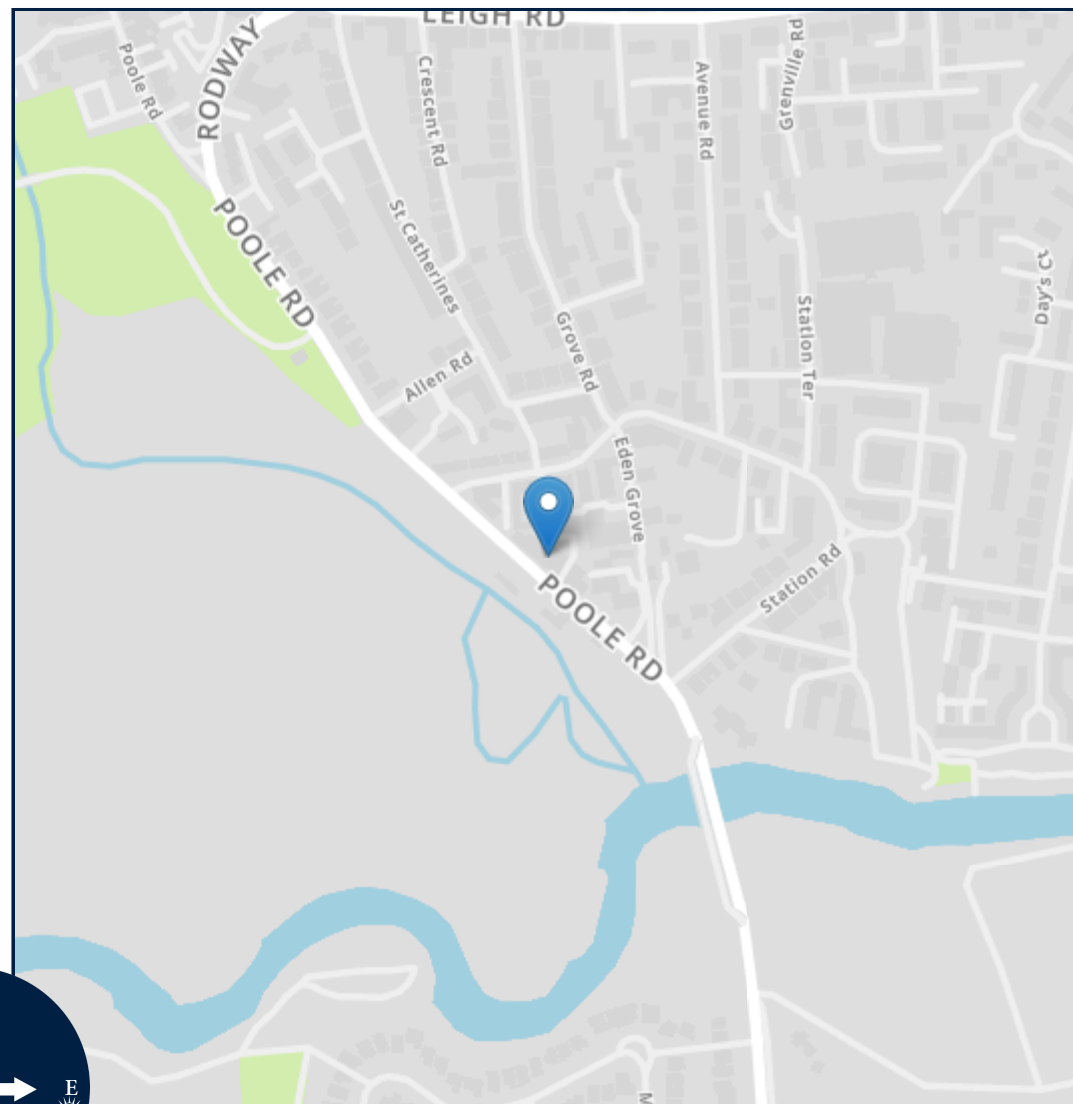
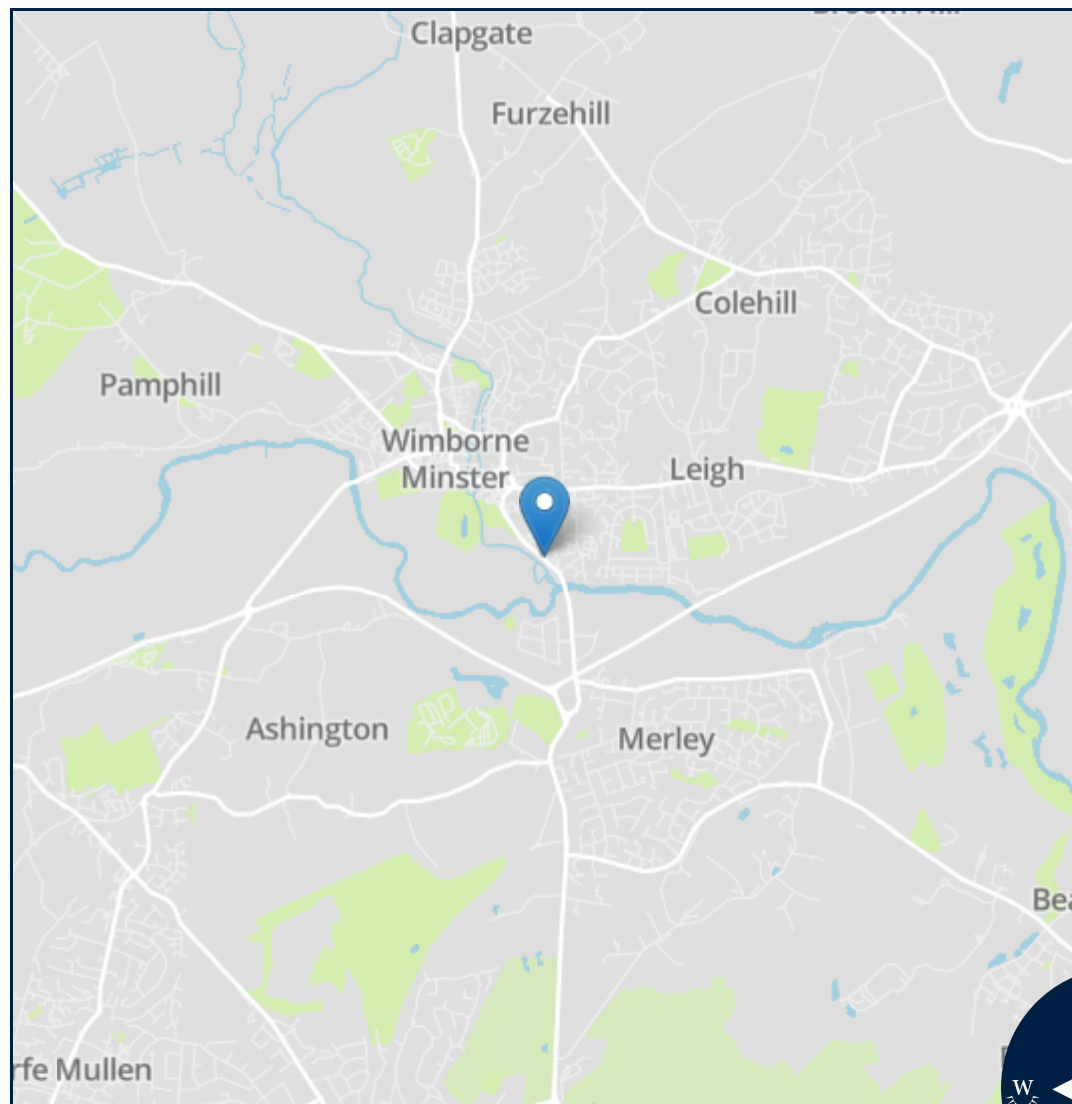
Local Authority: Dorset Council

Council Tax Band: D

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000