



FOR SALE
ASKING PRICE

£179,950

Leasehold

VICTORIA PLACE, WIMBORNE BH21 1YE

-  2
-  1
-  1
-  0
-  0

- ◆ **PURPOSE BUILT RETIREMENT APARTMENT**
- ◆ **TWO BEDROOMS**
- ◆ **ACTIVE GARDENING CLUB**
- ◆ **PRIVATE GROUND FLOOR ENTRANCE**

A first floor, two bedroom retirement apartment situated in this popular residential cul de sac, close to Wimborne town centre.

Description

The apartment holds a first floor position and benefits from having its own private ground floor entrance. (There is also an operational Stannah stairlift to the first floor for convenience). The accommodation comprises two double bedrooms that are serviced by a family shower room, along with a living room and separate fitted kitchen. There are two cupboards upstairs and downstairs for storage. The living accommodation benefits from a south-westerly aspect and there is an active residents gardening club within the development. Coupled with warden support and a remote care line, this home should not be overlooked by retirees considering the town centre.

Gardens and Grounds

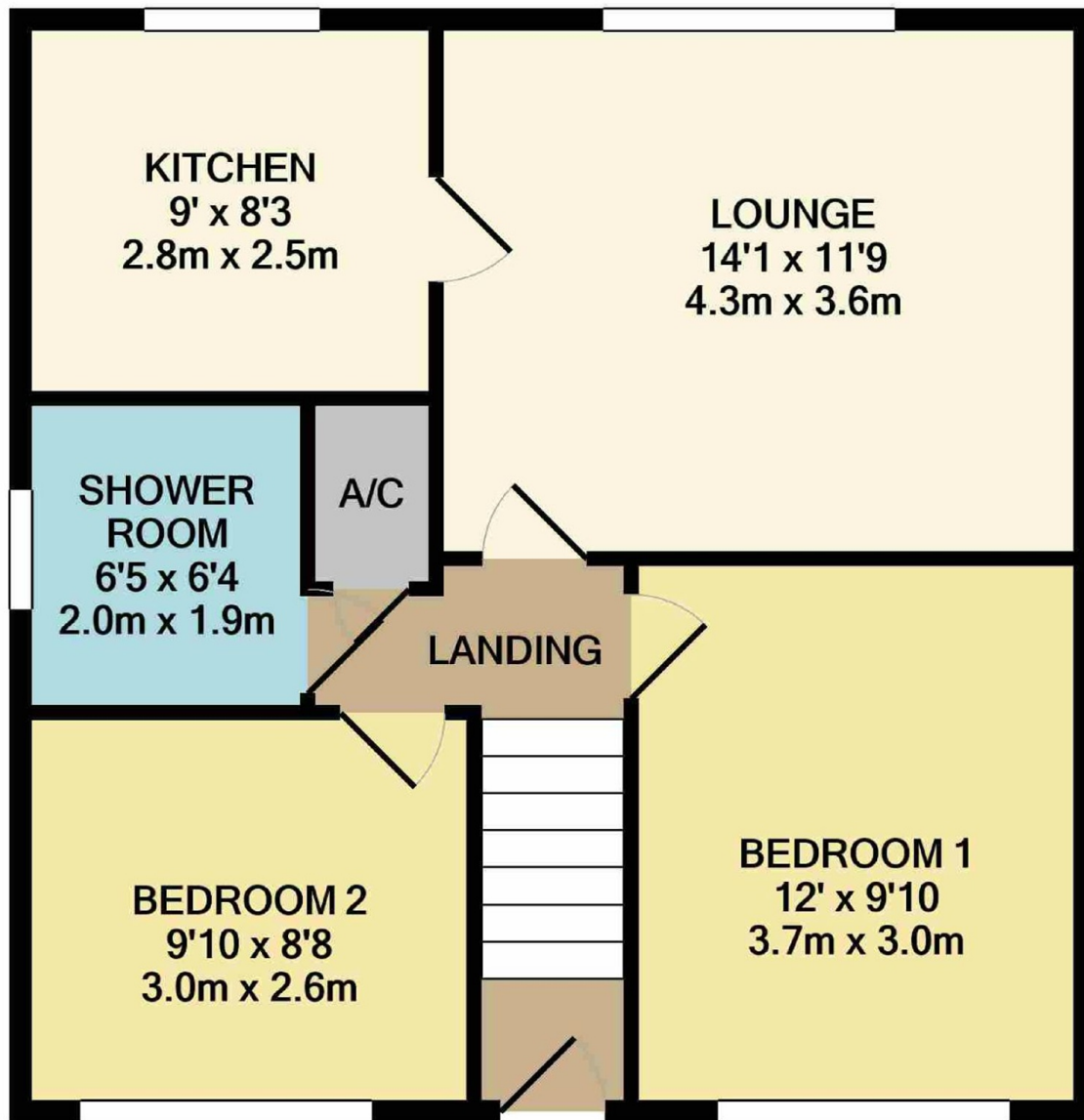
The attractive communal grounds have seating areas and residents' and visitors' parking, and the flat benefits from electric heating and double glazed windows.

Location

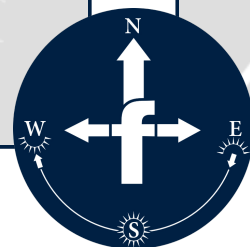
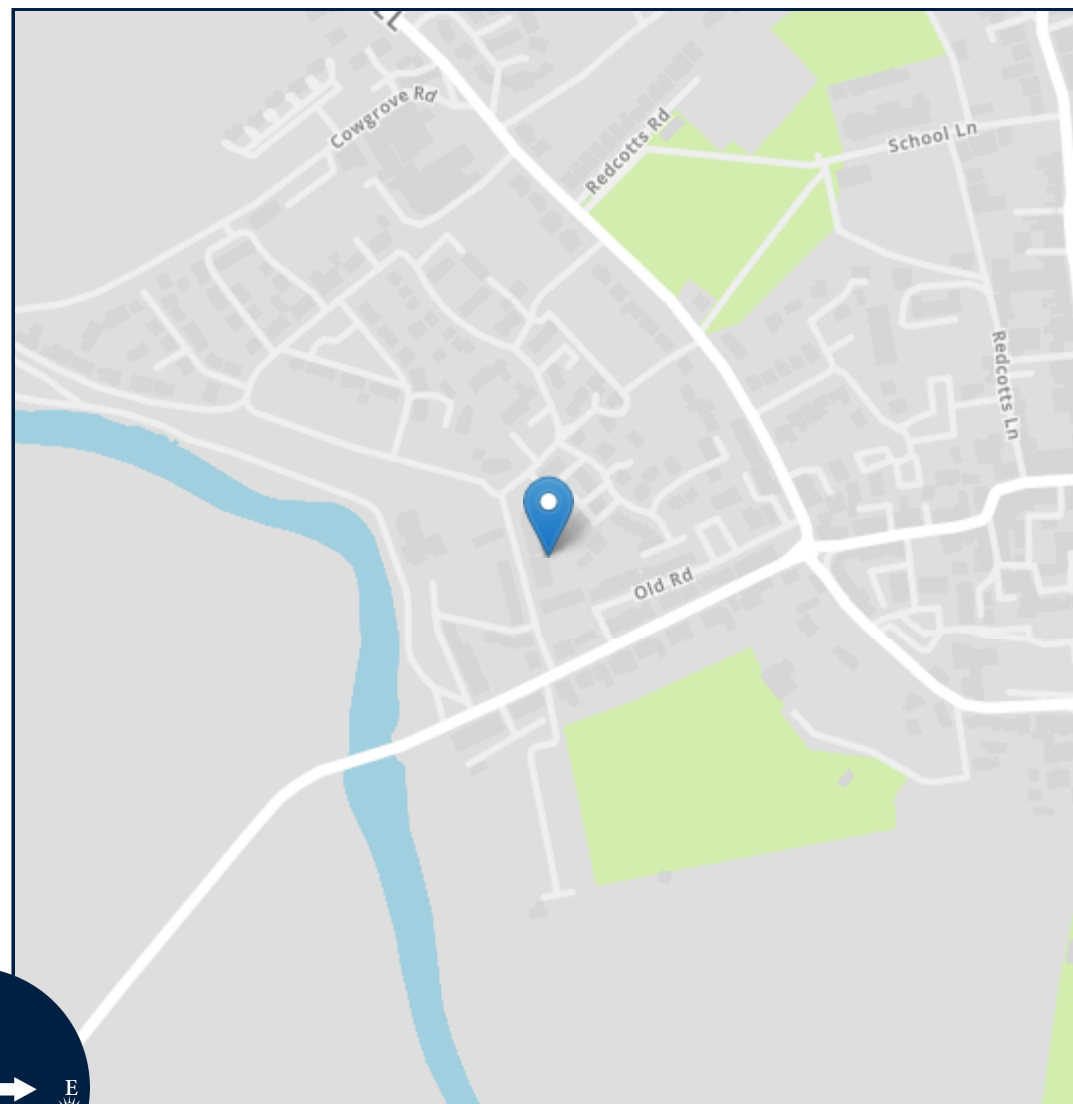
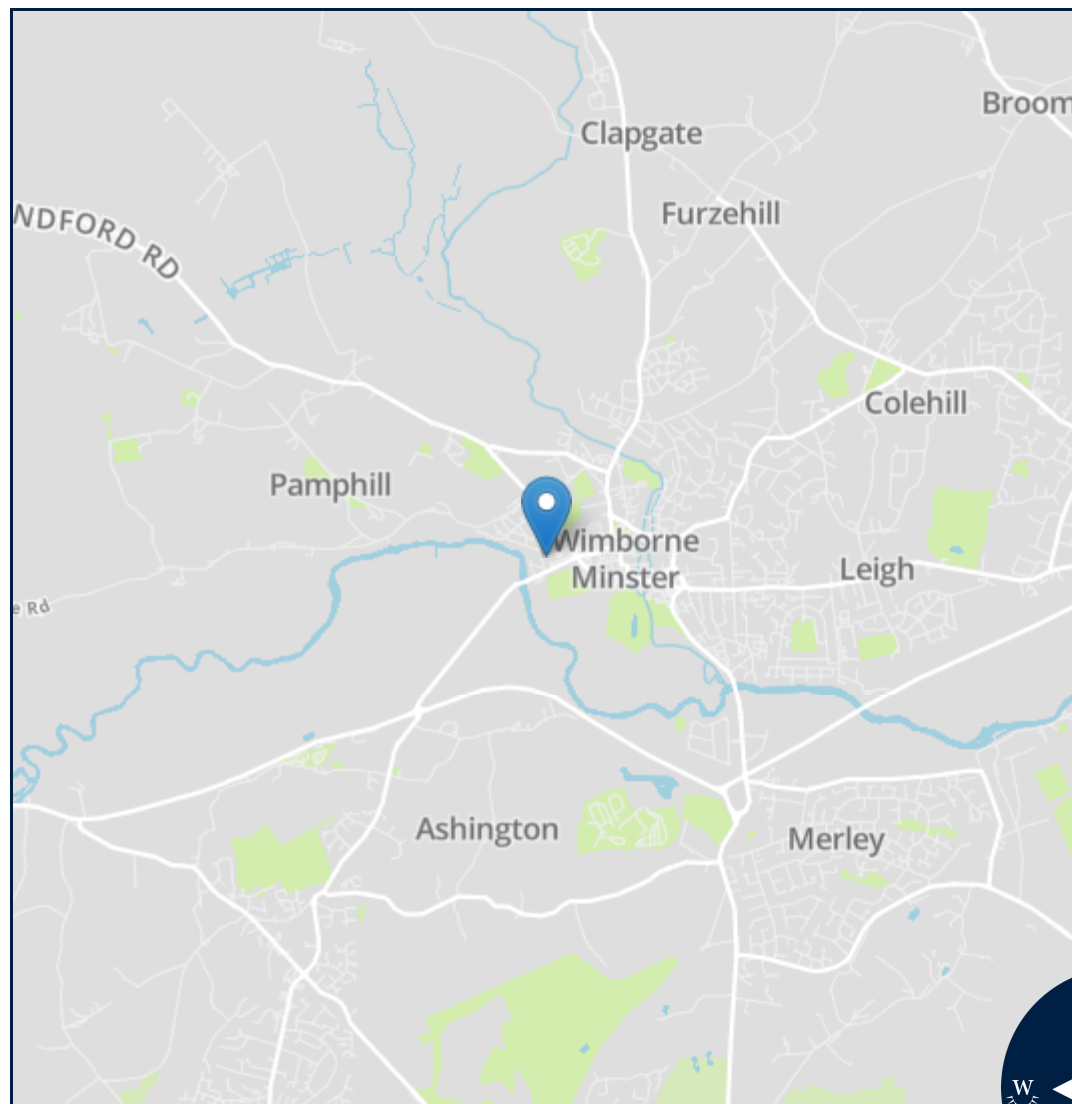
Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and 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 - 548 sq ft (50.9 sq m) Heating - Electric
Glazing - Double glazing
Parking - Casual Off road
Garden - Communal
Main Services - water, electric, drains
Broadband up to - Std 17, Fibre 67Mbps Approx.
Maintenance fees £124.47 per month - Dorset Council
Council tax - Band B**





TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76

England, Scotland & Wales

EU Directive 2002/91/EC



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