



Asking Price

£135,000

Leasehold

SAVILLE COURT, POOLE ROAD, WIMBORNE BH21 1QY



- ◆ RETIREMENT APARTMENT
- ◆ GROUND FLOOR POSITION
- ◆ TWO DOUBLE BEDROOMS
- ◆ CLOSE TO TOWN CENTRE

A ground floor, two bedroom retirement apartment benefiting from casual off road parking and boasting a central position close to Wimborne Town Centre.

## Property Description

Saville Court was constructed by McCarthy & Stone in the mid 1990's and comprises thirty five one and two bedroom apartments arranged over three floors. This particular apartment is positioned on the ground floor. There is an automatic passenger lift serving each of the accommodation levels and there is a Development Manager on site contactable via the intercom system from within the property (on site between the hours of 9-5pm) in case of an emergency. When the Development Manager is off duty there is a 24 hour emergency Appello call system. Saville Court also boasts having an active social schedule with a variety of events held in the residents lounge and there are communal laundry facilities within the building as well as a guest suite that can be hired for staying visitors. This particular property comprises an entrance hall, lounge, kitchen, two bedrooms, fitted shower room and the accommodation enjoys views towards Deans Court and beyond with patio doors opening onto small terraced areas from both the living room as well as the master bedroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

## Gardens and Grounds

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

Extra Information: 125 years from 1 January 1995.  
 Service Charge Details: £4,217.97 per annum paid half yearly.  
 £590.48 per annum.  
 Min term of 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: 681 sq ft 63.2 (sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Communal for residents & visitors

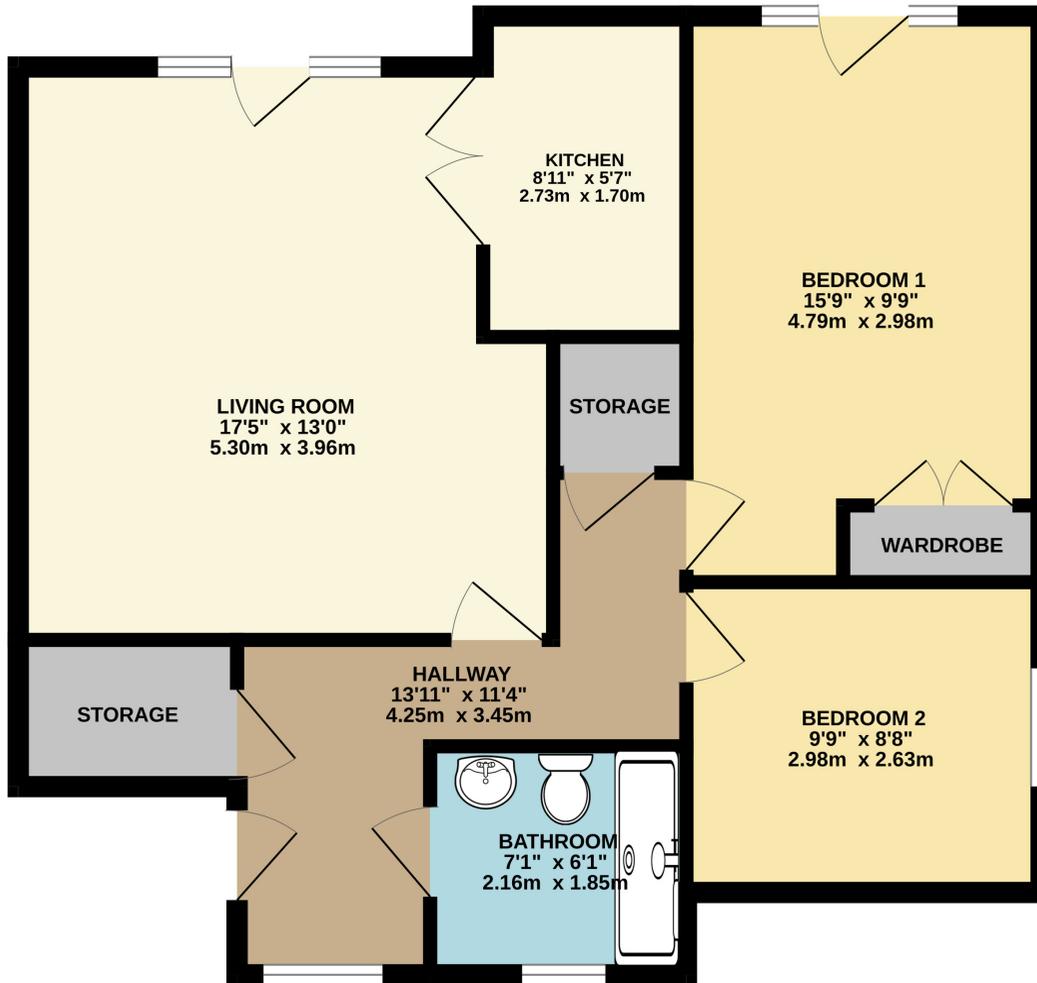
Garden: South West facing

Main Services: Electric, Water, Drains, Telephone

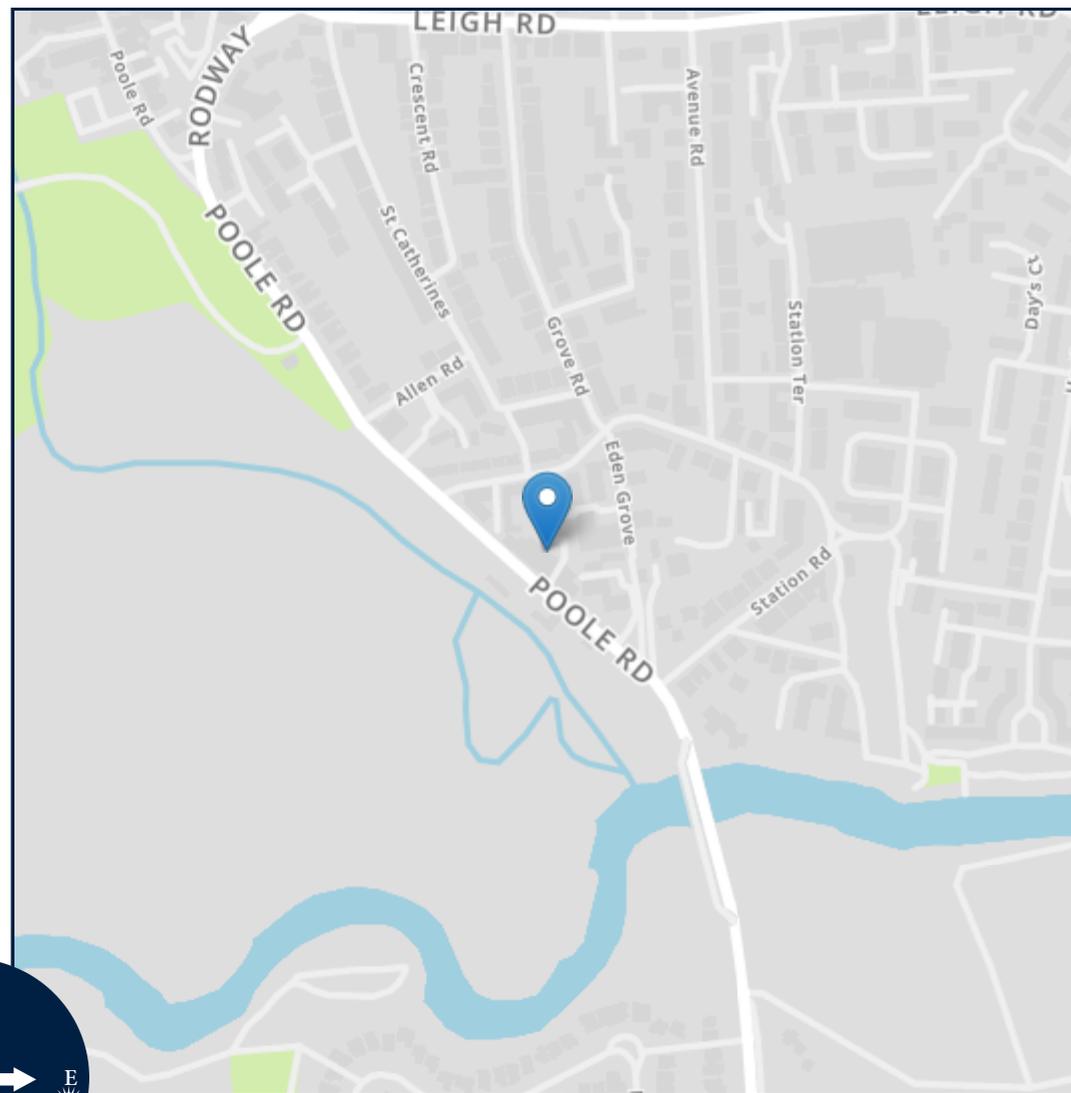
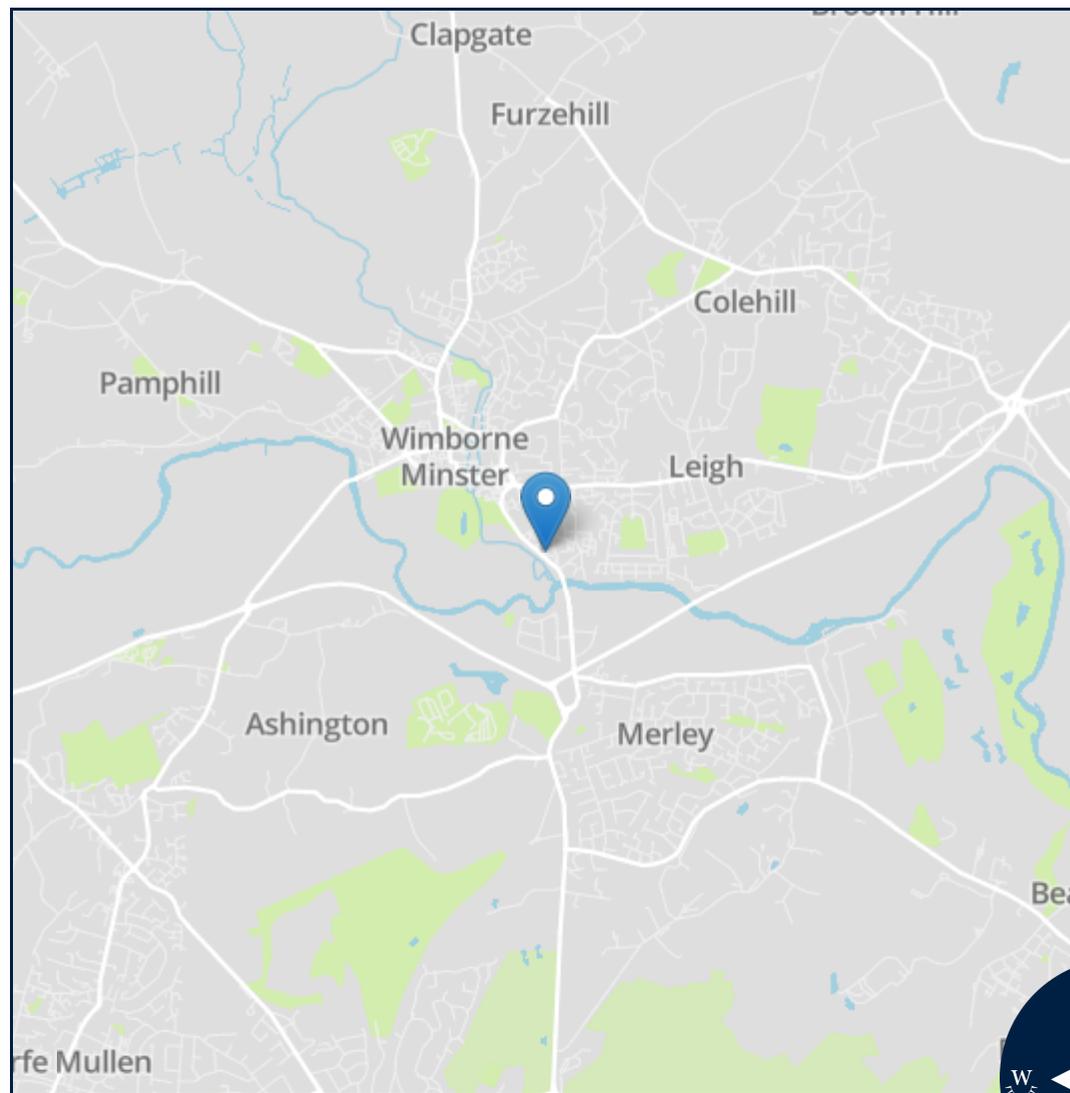
Local Authority: Dorset Council

Council Tax Band: D

GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx.  
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>		
(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			
		69	77

England, Scotland & Wales

EU Directive 2002/91/EC



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