



**Fleur-de-Lis, East Borough
Wimborne, Dorset, BH21 1PL**

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LEASEHOLD PRICE £450,000

A luxury second floor two bedroom two shower room apartment for independent people over 60 on a new riverside development in the heart of Wimborne on a short level walk to Waitrose and the town square.

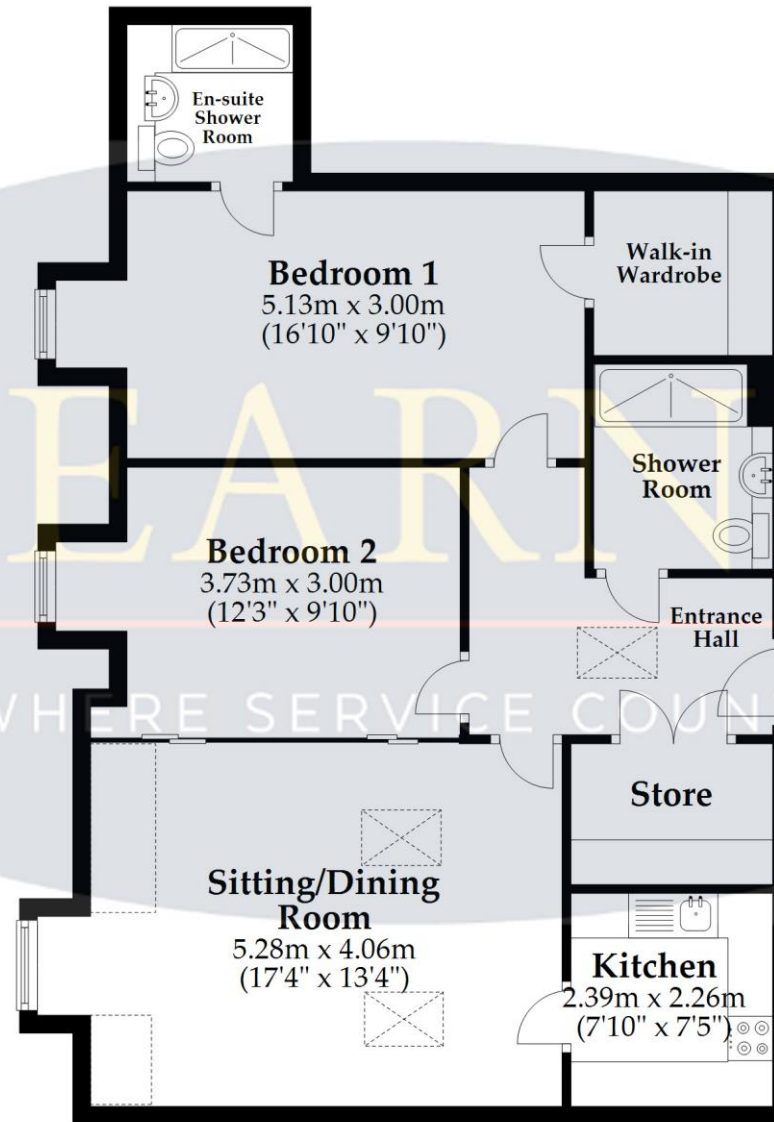
- CCTV door entry system
- Stunning two bedroom apartment
- Sitting room with sliding partitioned door to bedroom two/dining room
- Kitchen with high specification appliances
- Master bedroom with en suite shower
- Good size second bedroom
- Separate shower room with Hansgrohe accessories and premium Vileroy & Boch sanitary ware
- Lifehost service (Monday – Friday 9am – 4pm)
- Exceptional finish throughout
- Communal drawing room and kitchen and bookable guest suite for family and friends. Lift to all floors
- 24 hour emergency call system fitted in all shower rooms and living areas, plus wearable alarm button
- On site car parking including some under croft spaces
- Delightful countryside and river walks nearby
- Service charges and ground rent apply, for a full breakdown please submit an enquiry

The historic town of Wimborne, situated at the confluence of the River Stour and River Allen, is located in picturesque and rural East Dorset approximately 5 miles north of Poole. Wimborne displays the confidence of wealth from times past it remains progressive with its own chic culture and high quality independent shops, cafes, restaurants and public houses. From whatever direction Wimborne is approached, the two great towers of the Minster Church of St Cuthburga can be seen. There is an abundance of charming places to visit too – Kingston Lacy House is an elegant country mansion set in attractive formal gardens and extensive parkland.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



HEARNES
WHERE SERVICE COUNTS

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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