



Wimborne, Dorset, BH21 1JX

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LEASEHOLD PRICE £150,000

A well presented two bedroom ground floor retirement apartment within easy level walking distance of the town centre. NO FORWARD CHAIN.

- Private ground floor entrance
- Security entry phone system
- Spacious sitting room with front aspect window, tv and telephone points
- Separate kitchen with range of base and eye level units, electric hob and oven, space for fridge/freezer and front aspect window
- Main bedroom is a good size double bedroom
- Shower room with double shower cubicle, WC and wash hand basin, window with rear aspect
- Two storage cupboards, double glazing and night storage heating
- Kingsmead Court offers a Residents Scheme Manager, communal laundry room and parking on a 'first come, first served' basis
- Tenure: Leasehold. We understand from the vendor the lease has 64 years remaining. The vendor is prepared to extend the lease to 125 years. Alternatively, the property can be purchased for a negotiated figure with the current lease of 64 years in place
- Maintenance charge: We understand from the vendor this is approximately £1,313.06 per half year. Ground rent: £327 per annum

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital 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.

COUNCIL TAX BAND: B

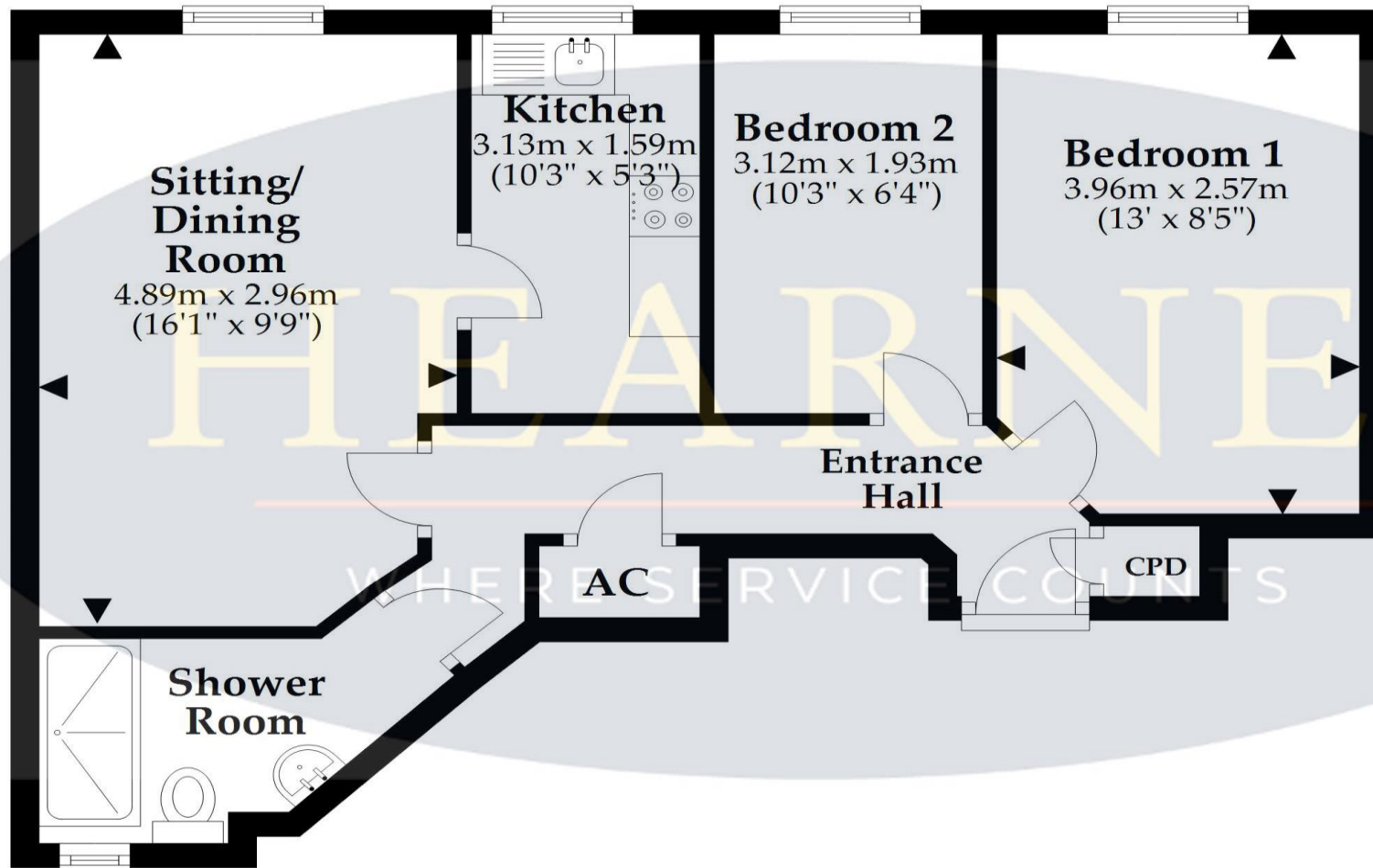
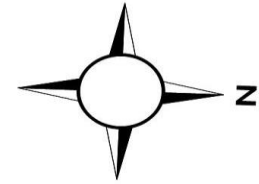
EPC RATING: D

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



Ground Floor

Approx. 47.1 sq. metres (506.4 sq. feet)



Total area: approx. 47.1 sq. metres (506.4 sq. feet)

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



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