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**Wimborne, Dorset, BH21 1PL**



# Wimborne, Dorset, BH21 1PL

## LEASEHOLD GUIDE PRICE: £450,000

Fleur-de-Lis Wimborne has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. The dedicated Lifehost oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including a thriving owners' lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens, all designed for your wellbeing.

- Unique opportunity to purchase a two bedroom, two bathroom apartment close to the town centre
- On site Lifehost Monday – Friday
- 24 hour care line for peace of mind and security
- Pets are welcome
- Exclusive on site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped communal gardens
- Level walk to bustling town centre
- Parking available at £250 per annum
- Lifestory owners pay no exit fees
- Any age exclusive development for the over 60's

Lease Term: 250 years from 1st February 2019 with 246 years remaining.

Service charge: £5,340.88 per annum

Ground rent: £350 per annum with ground rent review date February 2024 and thereafter every fifth anniversary of that date.

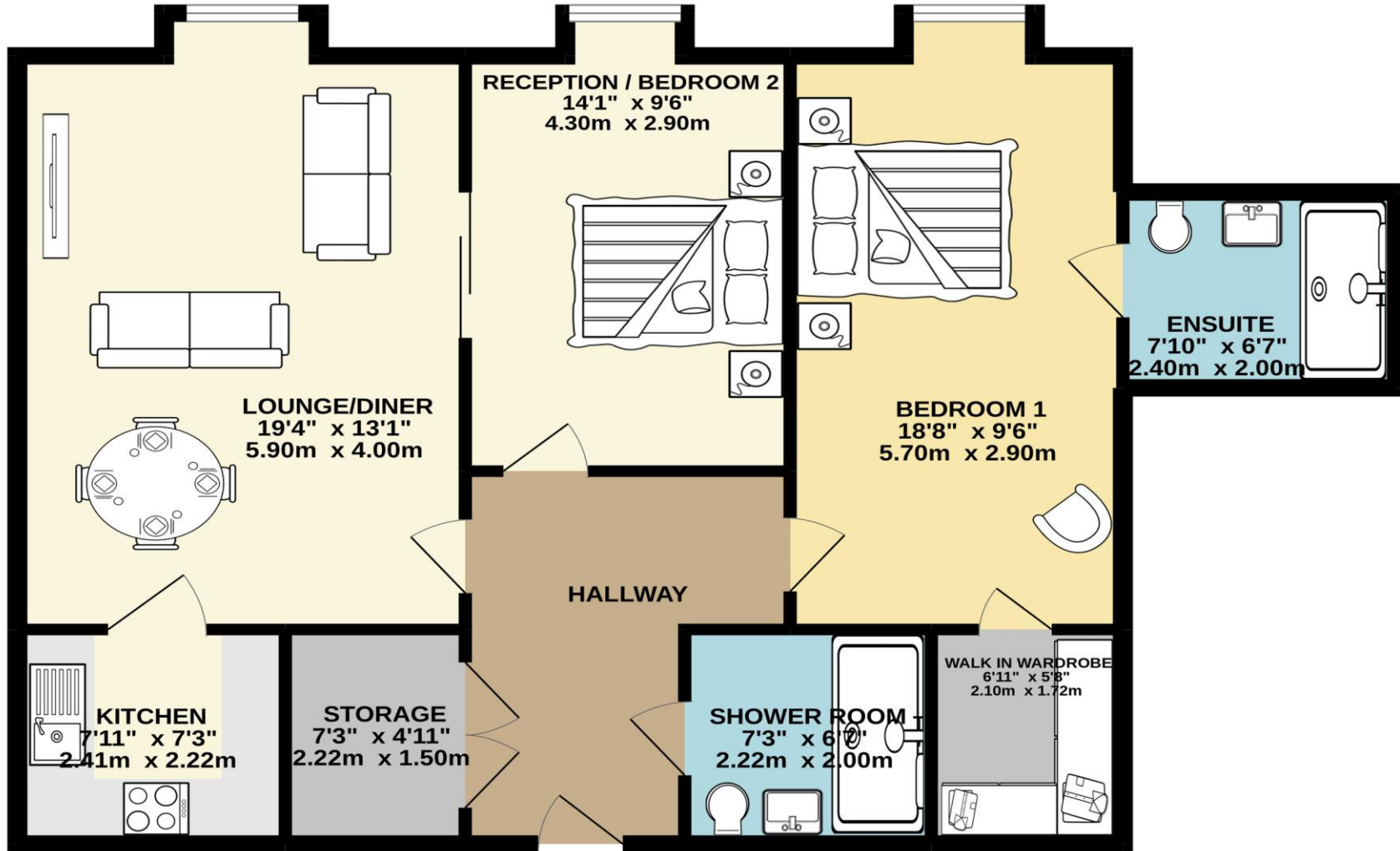
Wimborne offers an extensive range of shops, cafes and restaurants as well as the Art Deco Tivoli theatre and many other local attractions.

**COUNCIL TAX BAND: E EPC RATING: B**

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.



## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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