

**3 Saville Court,  
Poole Road, Wimborne, BH21 1QY**

**£150,000  
Leasehold**



**Situated within close proximity of the centre of Wimborne is this good size, two double bedroom ground floor flat retirement apartment. Constructed by McCarthy & Stone for residents of 60 and over, the property benefits from UPVC double glazing and modern Dimplex Quantum electric heating. Features of the property include a modern white gloss kitchen, good size reception hall with two generous storage cupboards and coved ceilings throughout. Within Saville Court communal facilities include a lounge, laundry room and house manager. There is generous visitor parking and also guest accommodation for visiting friends and family.**



**ENTRANCE PORCH** With communal front door, leads to:

**MAIN HALLWAY** The hallway continues to Flat 3 with a front door leading into:

**RECEPTION HALL** Coved ceiling, wall mounted electric heater, large built in storage cupboard also housing the pre-insulated hot water cylinder and fitted immersion, slatted shelving above, separate storage cupboard with hanging rail housing the electricity meter and consumer unit. A glazed door from the hallway leads to:

**LOUNGE/DINING ROOM** 18' 7" x 11' 2" (5.66m x 3.4m) Coved ceiling, electric heater, Adam style fireplace with raised marble hearth and surround with fitted electric fire, TV aerial connection, two wall light points, UPVC double glazed door with adjoining windows open to an area of garden to the front of the property, glazed double doors lead to:

**KITCHEN** 11' x 5' 8" (3.35m x 1.73m) Fitted with a range of modern white gloss units comprising of a single bowl single drainer sink unit with adjacent roll top worksurfaces with drawers and base storage cupboards below and eye level wall mounted units over, space suitable for a cooker with extractor canopy above, space for fridge and freezer, partly tiled walls, extractor fan

**BEDROOM 1** 13' 8" plus wardrobes x 9' 4" (4.17m x 2.84m) Coved ceiling, window to the front aspect, electric heater, built in mirror fronted wardrobe units, telephone connection point

**BEDROOM 2** 17' 6" x 8' 1" (5.33m x 2.46m) Currently used as a dining room and craft room has coved ceiling, window to the front aspect, two wall light points, electric heater

**SHOWER ROOM** Fully tiled shower cubicle with Mira shower controls, WC, wash hand basin with cabinet below and mirror above with lighting, heated towel rail, fully tiled walls, extractor fan

**OUTSIDE** From the main road an archway gives vehicular access to the rear of the block where there is generous parking and a communal area with seating.

**LEASE INFORMATION** We are informed by the vendor that the property is held on a 125 year lease from January 1995 and there are 97 years remaining





**MAINTENANCE** The vendor informs us this is £4214 p.a.

**GROND RENT** We are informed by the vendor that this is £590 p.a.

**COUNCIL TAX BAND 'D'** This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

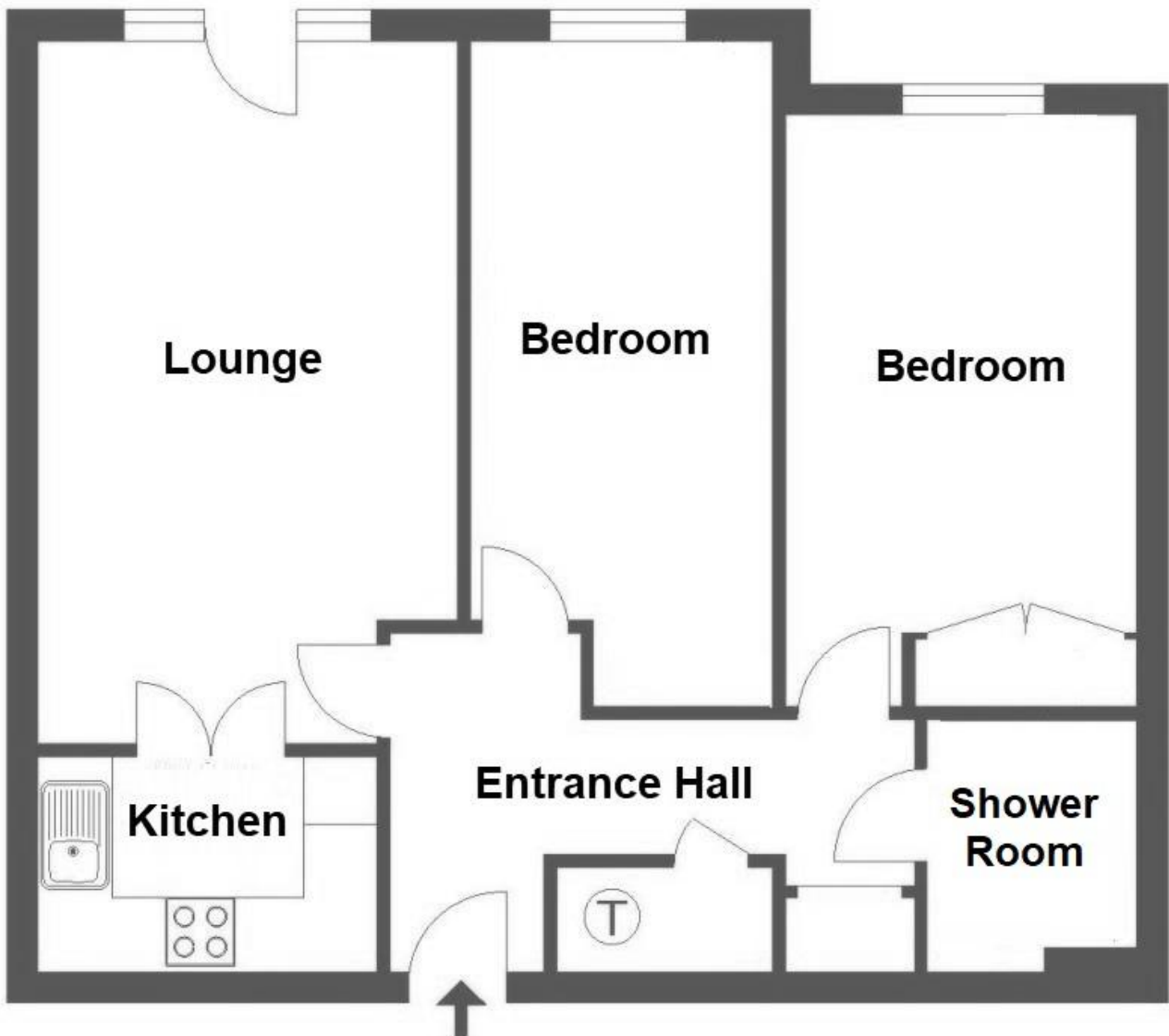
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**Ref: 15162**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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