

FOR SALE



Kingsmead Court, Redcotts Lane, Wimborne
£105,000


MARTIN & CO

Kingsmead Court, Redcotts Lane, Wimborne

£105,000

- **CENTRAL WIMBORNE LOCATION**
- **service charge £3361 pa**
- **council tax band 'A' = £1610 pa**
- **CLOSE TO CAFES & THE MINSTER**
- **ground rent £326 pa**

A light, bright and comfortable retirement flat set in the very heart of the picturesque market town Wimborne Minster.

This first-floor apartment has a lovely open outlook and is a few minutes' level walk from the charming town square with its shops, cafes and restaurants. Waitrose and Marks & Spencer are just a little further.

The flat's bright and welcoming hallway has two large windows and spacious cupboards. It leads into a light and comfortable living room, with wall lights, and glass paned door into the kitchen, making the most of natural light from two aspects.

The kitchen is fitted with hob, under-counter fridge, and modern cream cabinets with plenty of storage space.

The bedroom has ample space for free-standing furniture, and a large window with an open outlook.

Completing the accommodation is a modern bathroom with large shower, white basin and WC.

All windows are double glazed, and the flat is heated with modern electric storage heaters.



Kingsmead Court benefits from a lift, secure main door entrance, and several private parking spaces for residents. The property manager is on hand weekday mornings. This property offers an excellent opportunity for comfortable retirement living in the heart of a thriving historic market town, boasting an independent theatre/cinema, a range of independent and national chain cafes, shops and restaurants, as well as the beautiful Minster church and green.

Wimborne Minster is set in beautiful countryside with easy access to the Jurassic Coast and beaches at Poole and Bournemouth.

ENTRANCE HALL

LIVING ROOM 16' 3" x 9' 3" (4.96m x 2.83m)

KITCHEN 6' 10" x 6' 10" (2.09m x 2.09m)

DOUBLE BEDROOM 11' 8" x 8' 8" (3.58m x 2.66m)

SHOWER ROOM

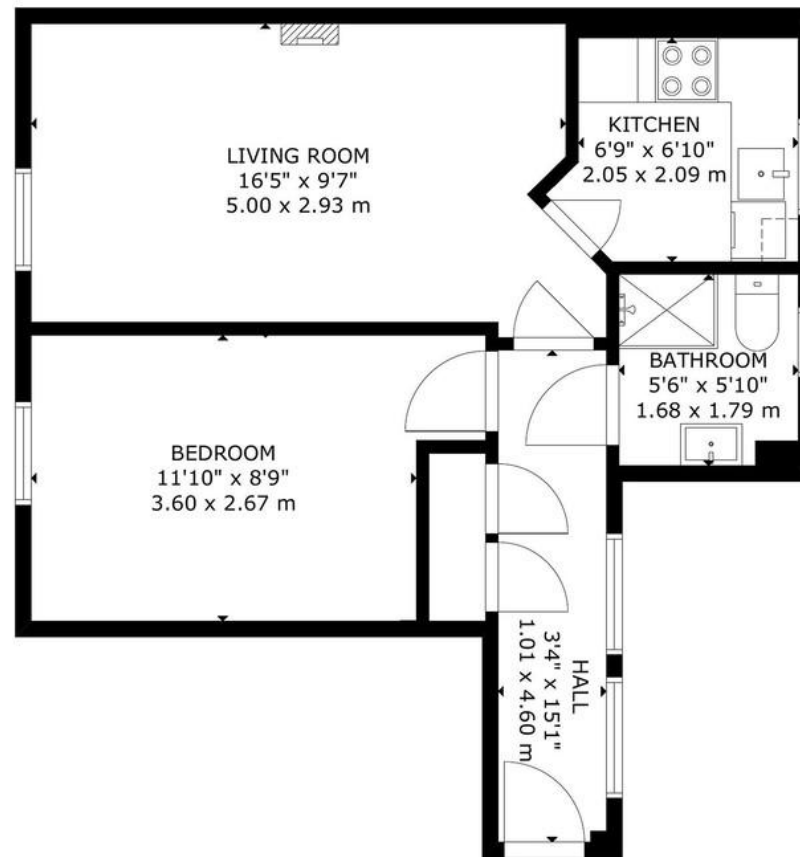
CAR PARKING FOR RESIDENTS available on a first come, first served basis.

AGENTS NOTE All fitted floor coverings, curtains, light fittings and kitchen appliances to be included in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 40 m²/425 sq.ft



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.