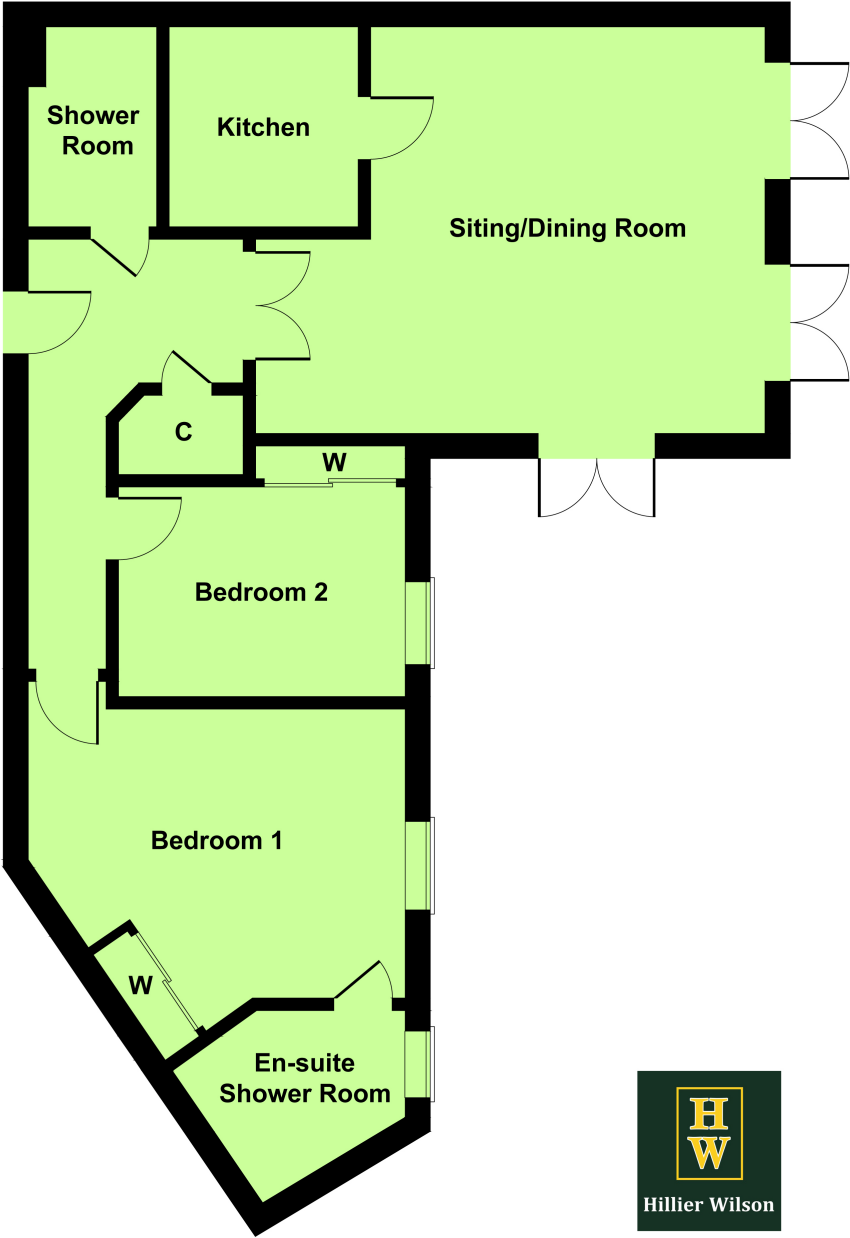


Flat 6 Fleur De Lis
68 East Borough
Wimborne BH21 1PL

Price **£475,000** Leasehold



A TWO DOUBLE BEDROOM, TWO BATHROOM
GROUND FLOOR APARTMENT, DESIGNED FOR
THE OVER 60'S, SITUATED WITHIN A LEVEL
WALKING DISTANCE OF WIMBORNE TOWN
CENTRE. NO FORWARD CHAIN.



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

*** ENTRANCE HALL**

*** SITTING/DINING ROOM 20' (MAXIMUM) x 15'11" (6.10m x 4.85m)**

*** KITCHEN 7'10" x 7'5" (2.39m x 2.26m)**

*** BEDROOM ONE 17'9" x 12'5" (5.41m x 3.78m)**

*** EN SUITE BATHROOM 10'5" x 9'3" (3.2m x 2.83m)**

*** BEDROOM TWO 10'11" x 9'10" (MAXIMUM) (3.33m x 3m)**

*** SHOWER ROOM 7'7" x 6'4" (2.35m x 1.95m)**

*** PRIVATE PATIO AREA**

*** DOUBLE GLAZED**

*** ELECTRIC HEATING**

*** COMMUNAL LANDSCAPED GROUNDS**

*** COMMUNAL OWNERS' LOUNGE**







ABOUT THIS PROPERTY

The timber front door gives access into the spacious entrance hall which has two sizeable storage cupboards; one of which houses the fuses and benefits from slatted shelving. The light and airy sitting/dining room has two double opening doors to rear aspect, further double opening door to side, TV point and telephone point. The kitchen has a range of wall and floor mounted cupboards, work surfaces over, single sink with integrated drainer and mixer tap, nest of four drawers and integrated appliances to include fridge, freezer, washing machine, slimline dishwasher, oven, four ring ceramic induction hob and extractor fan over.

Bedroom one has window to rear aspect, TV point, telephone point, fitted wardrobes with sliding doors and access into the en suite bathroom which has frosted window to rear aspect, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over. Bedroom two has window to rear aspect, TV point, telephone point and fitted wardrobes with sliding doors. The shower room has fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

The apartment benefits from a private patio area, communal landscaped grounds and communal owners' lounge.

**DIRECTIONS:**

From Wimborne Square proceed along West Borough passing the Tivoli Theatre and continue straight ahead. East Borough can be found on the right hand side just before the bridge.

LEASE: 250 years from the 1st February 2019 with 246 years remaining, we understand.

SERVICE CHARGE: £6399.00 per annum, we understand.

GROUND RENT: £534.00 per annum with Ground Rent review date February 2024 and thereafter every fifth anniversary of that date, we understand.

COUNCIL TAX: Band E Dorset Council (East Dorset)

ENERGY EFFICIENCY RATING: Band B

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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. 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 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.

PRIVACY POLICY

Please see our website for further details.

REF: R1902