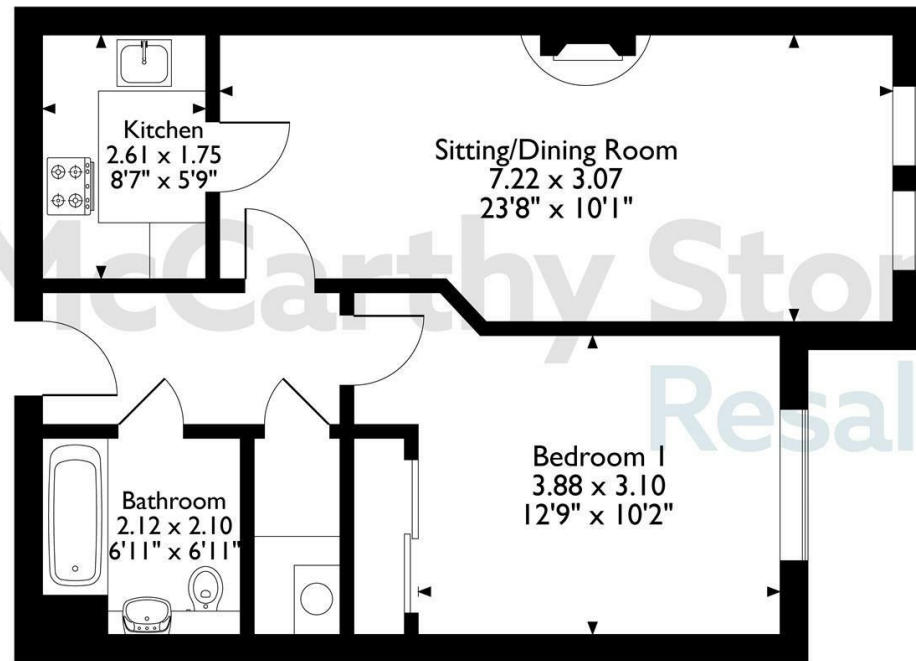
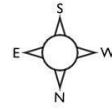


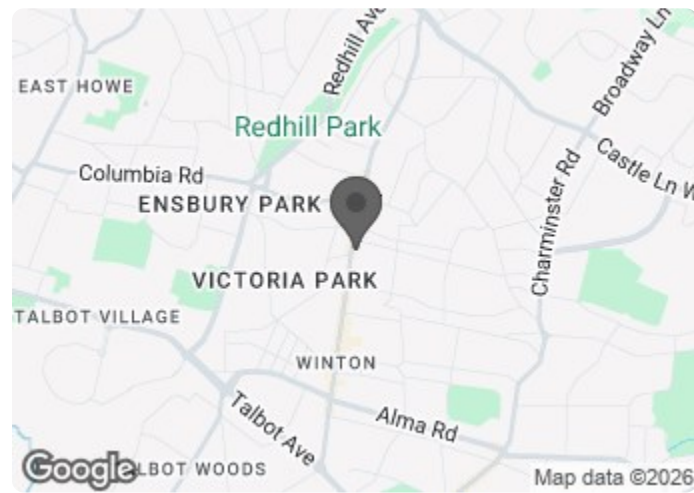
18 Sanderling Court, 37, Wimborne Road, Bournemouth
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

18 Sanderling Court

Wimborne Road, Bournemouth, BH2 6NB



Asking price £150,000 Leasehold

A BEAUTIFULLY PRESENTED LARGE ONE BEDROOM first floor Retirement apartment benefitting from ARCHED FEATURE WINDOWS to the living area and set in stunning landscaped communal gardens *** Viewing recommended to fully appreciate all the facilities at this development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Sanderling Court, Wimborne Road, Bournemouth

Introduction

Occupying a super position on the second floor with an outlook that is directly over the lovely landscaped gardens of Sanderling Court, this one bedroom apartment is very convenient to the lift service providing access to the excellent communal facilities of the development. Offered with the benefit of vacant possession the accommodation offers a very pleasant living room with focal point fireplace, quality kitchen with integrated appliances, excellent bedroom with wardrobe and wetroom with level access shower.

Sanderling Court is a 'Retirement Living' development constructed by multi award-winning McCarthy & Stone and offers homeowners independence in a secure environment. Sanderling Court comprises of 30 one and two bedroom apartments arranged over three floors each served by a lift. There is a House Manager on site to provide day-to-day support and oversee the smooth running of the development. In addition the 24 hour emergency call system provides further peace-of-mind. There are excellent communal facilities that include the residents lounge, laundry and beautiful landscaped gardens. There is a guest suite available for visiting family and friends at a very affordable nightly rate of just £25. Home Owners have use of Guest Suites at any of McCarthy and Stone managed developments around the Country. Car Parking is by permit for which there is a charge of around £250 pa. Please check with our House Manager for current availability.

This is a vibrant and socially active community and it's so easy to make new friends and to lead a busy and fulfilled life at Sanderling Court supported by a schedule of regular and varied events and activities. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as involved or remain as private as they might wish.

Bournemouth railway station is located approximately 1 mile from Sanderling Court and offers services to Parkstone, Poole, Hamworthy, Weymouth, Pokesdown, Christchurch, Brockenhurst, Southampton and London Waterloo. A bus stop is located directly outside Sanderling Court and offers services into Bournemouth Town Centre, which boasts an array of popular

stores, restaurants and cinemas. The stunning seafront and beaches of Bournemouth are within 1.75 miles distance. It is a condition of purchase that all residents must be over the age of 60 years.

Entrance Hall

A very spacious hallway with a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, store cupboard with light, hanging rail and shelf, further store/airing cupboard with light and shelving housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' unit. A feature glazed panelled door leads to the living room.

Living Room

Double glazed feature arched windows provide a lovely outlook over the mature landscaped gardens and flood the spacious living area with light. There is a focal point fireplace with inset electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. A glazed panelled door leads onto a separate kitchen.

Kitchen

Quality 'Maple' effect fitted units with contrasting worktops and incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven, fridge and freezer. part-tiled walls and fully tiled floor.

Double Bedroom

Having a deep double-glazed window with yet another very pleasant garden view. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.

Wetroom

Modern white sanitary ware comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. Walk-in, level access shower with a glazed screen, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor,

1 bed | £150,000

Leasehold

LEASE 125 Years from 2012
£425 per annum Ground Rent
Ground rent review: 2027

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge £3,922.56 per year until 31/03/2027.

Parking

The apartment does not have an allocated parking space.

Additional Information and Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet Broadband
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

