

McCARTHY STONE RESALES

1 SANDERLING COURT

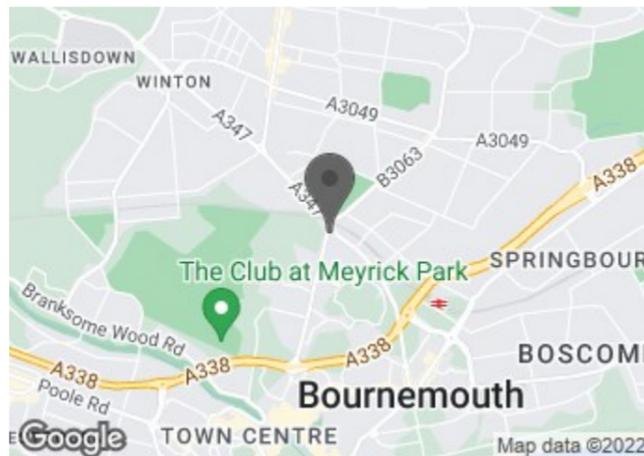
WIMBORNE ROAD, BOURNEMOUTH, BH2 6NB



GROSS INTERNAL
FLOOR AREA 731 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQM	Sanderling Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 15/12/21
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	80	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A beautiful two bedroom retirement apartment on the ground floor, close to the home owners lounge, guest suite and laundry room. Double glazed opening door leads onto a patio area.

ASKING PRICE £189,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SANDERLING COURT, WIMBORNE ROAD, BOURNEMOUTH

INTRODUCTION:

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. 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 homeowners TV) and verbal link to the main development entrance door. Emergency pull cord, store cupboard with light, hanging rail and shelves, 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:

This bright and spacious living room has a nice homely feel to it, double glazed opening door leads onto a patio area. 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:

With a double-glazed window. Quality 'Maple'

2 BED | £189,950

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.

MASTER BEDROOM:

Spacious bedroom with a built-in wardrobe with hanging space, shelving and mirror-fronted doors.

SECOND BEDROOM / DINING ROOM

This spacious bedroom has the potential for multiple uses. The room benefits from beautiful bay windows which provide a lovely outlook onto the communal grounds.

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,

LEASEHOLD

LEASE 125 Years from 2012
£495 per annum Ground Rent

SERVICE CHARGE:

Service charge: £4,065.24 p.a (for financial year end 31/03/2023).

