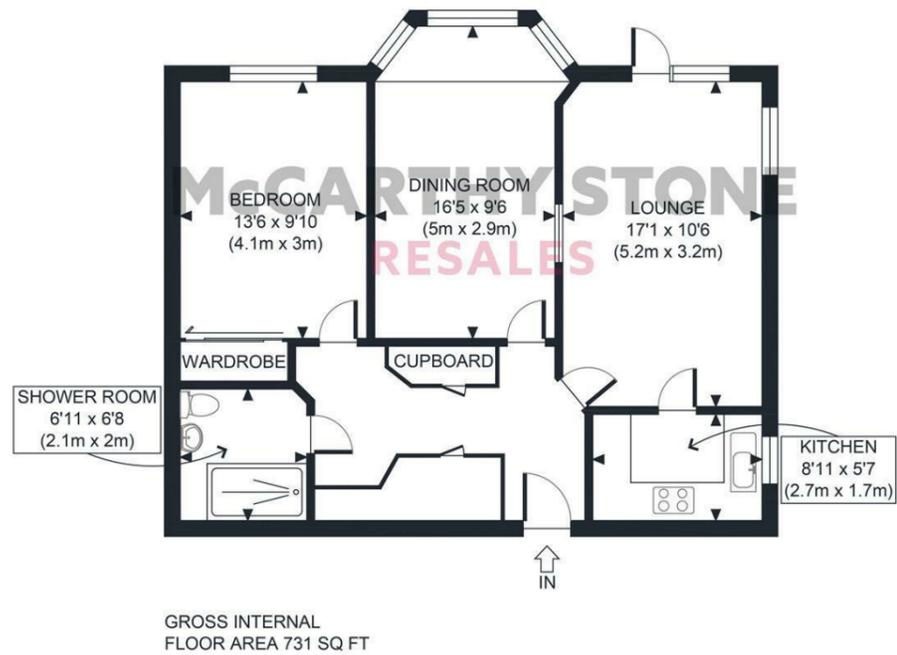


McCARTHY STONE RESALES

1 SANDERLING COURT

WIMBORNE ROAD, BOURNEMOUTH, BH2 6NB



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**. These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.



McCarthy & Stone Resales Limited, Trading as McCary 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 4106**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SANDERLING COURT, WIMBORNE ROAD,

2 BEDROOMS £189,950

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'

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

