



FLAT 16 CATERSTONE, CHAPEL LANE, WIMBORNE, DORSET, BH21 1PP
£90,000 LEASEHOLD

A PURPOSE-BUILT, FIRST FLOOR 1 BEDROOM RETIREMENT APARTMENT SITUATED IN A CONVENIENT LOCATION CLOSE TO THE TIVOLI THEATRE AND ON A LEVEL ROUTE TO WIMBORNE SQUARE.

SUMMARY:

Caterstone was converted in 1986 from a Victorian house to which two purpose-built wings were added, creating a comfortable retirement complex of 23 apartments with a minimum residents' age of 60 years.



AT A GLANCE

- Well presented retirement apartment
- Modern kitchen & shower room
- Living room & bedroom
- Communal lounge, laundry & guest suite
- Convenient location



DESCRIPTION:

The complex benefits from a security entryphone system, a residents' lounge, a laundry room, a twin bedroom guest suite, a courtyard garden and, subject to availability, residents' and visitors' parking. Stairs and a lift serve all floors.

Flat 16 comprises an entrance hall, a living room (enjoying a delightful aspect into the central courtyard), a well presented kitchen (with integrated electric hob and cooker, and space for fridge and freezer), a double bedroom (with fitted wardrobes) and a modern shower room.

A loft access provides storage, and the apartment benefits from electric heating and sealed unit double glazed windows.

Outside, there is a central car park with residents' parking (subject to availability). There are garden terraces, seating areas and a raised patio garden.

Lease: 99 years from 1986. Service Charges: £1,000 paid half yearly.



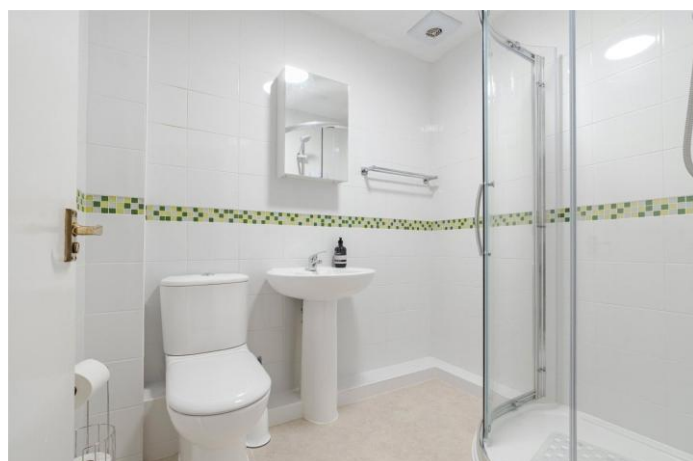
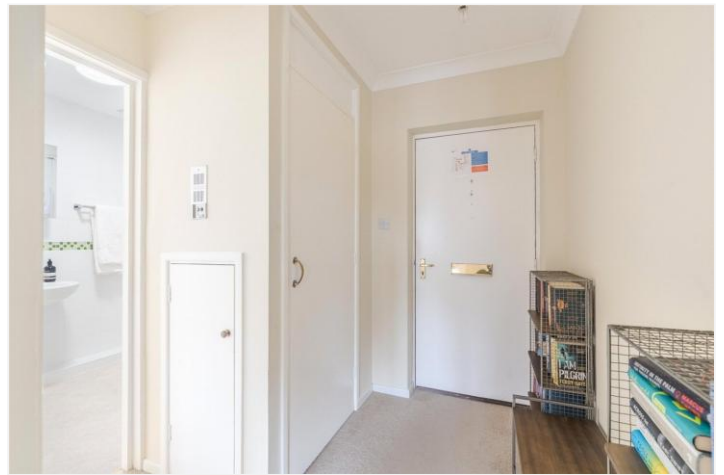
LOCATION:

Caterstone is situated at the junction of West Borough and Chapel Lane, close to the Tivoli Theatre and on a level route to The Square. The picturesque market town of Wimborne Minster boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, and the historic Minster church. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

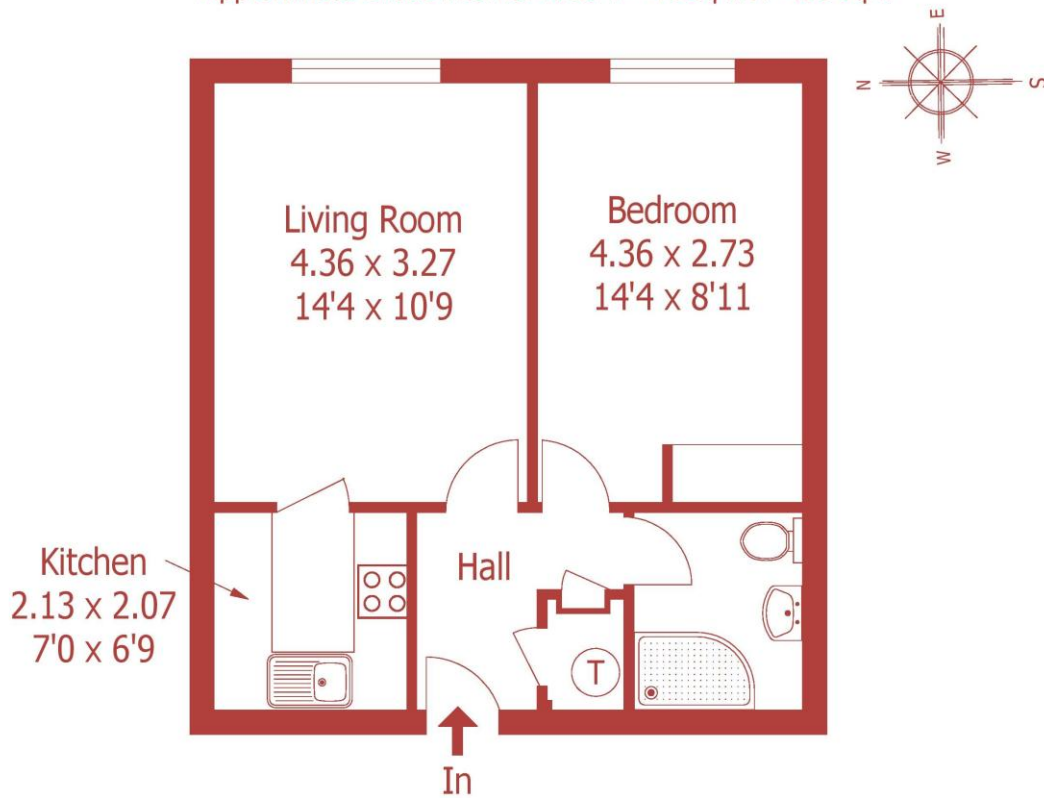
COUNCIL TAX: Band B

DIRECTIONS:

Travelling by car from Wimborne Square, proceed along West Borough and, staying in the left hand lane, proceed through the traffic lights near the Tivoli Theatre. Continue ahead at the Stone Lane traffic lights and turn right into East Borough, and right into Chapel Lane. On foot from West Borough, turn right into Chapel Lane, and the entrance to Caterstone is on the left.



Approximate Gross Internal Area :- 40 sq mt / 425 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

