



FLAT 4, KINGSMEAD COURT, REDCOTTS LANE, WIMBORNE, DORSET, BH21 1JX  
**£84,500 LEASEHOLD**

**A WELL PRESENTED 1 BEDROOM GROUND FLOOR RETIREMENT APARTMENT, PRESENTED IN GOOD DECORATIVE ORDER AND FOR SALE WITH NO FORWARD CHAIN, IN A PRIVATE COMPLEX CLOSE TO WIMBORNE SQUARE.**

**SUMMARY:**

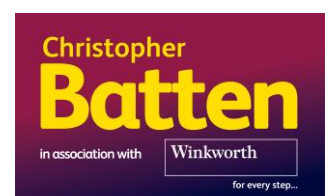
Kingsmead Court is a purpose-built block of retirement flats with a minimum residents' age of 60 years, and a Careline security package, set in a central position just off West Street. Flat 4 has its own independent door access, and the building has an exterior seating area and residents' parking on a 'first come, first served' basis. There is electric heating (with recently installed night storage heaters), and UPVC double glazing.



**AT A GLANCE**

- NO FORWARD CHAIN
- Spacious bedroom
- Lounge & modern kitchen
- Fully tiled shower room
- Close to Wimborne Square

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## DESCRIPTION:

The front door leads to a reception hall with airing cupboard and 2 storage cupboards. The lounge has a decorative fireplace, and an aspect onto a small garden terrace area. There is a modern fitted kitchen with units, worktops, Hotpoint electric oven, Bosch washing machine and space for fridge-freezer.

There is a spacious double bedroom and a fully tiled shower room with wall mounted Mira shower, WC and wash basin.

Outside, Kingsmead Court has a residents' car park (available on a 'first come, first served' basis), and a seating area with shrub beds.

LEASE: Approximately 60 years remaining. AGENTS' NOTE: We understand there is a facility to extend the lease if required, for approximately £20,000 including legal fees.

MAINTENANCE: Approximately £1,734 per 6 months. The service charge includes building maintenance and insurance, gardening and a part time house manager.

GROUND RENT: £163 per 6 months.



## LOCATION:

Kingsmead Court is conveniently located in Redcotts Lane, off West Street and just behind The Square. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. 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:

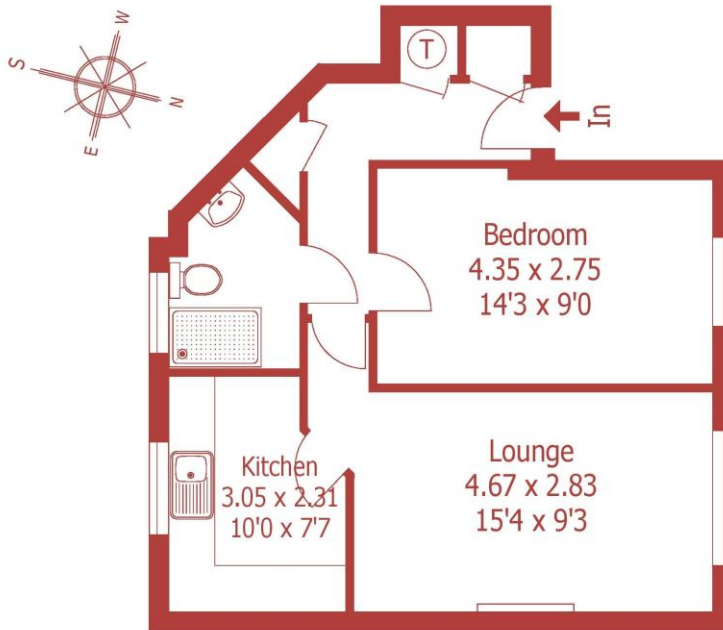
Band B

## DIRECTIONS:

On foot from The Square, walk between Fatface and The Kings Head into West Street. Turn right into Redcotts Lane, and Kingsmead Court is on the right hand side. The front door to Flat 4 is on the right, approached off the car park.



Approximate Gross Internal Area :- 44 sq mt / 478 sq ft



## Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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