



Flat 6 Kingsmead Court, Redcotts Lane, Wimborne BH21 1JX

Situated in the heart of Wimborne is this two bedroom first floor flat designed for the over 60 age group.

EPC: TBC **Council Tax Band:** B **Price:** £125,000 Leasehold







Key Features

- TWO BEDROOM RETIREMENT APARTMENT
- LOUNGE
- KITCHEN
- MASTER BEDROOM WITH FITTED WARDROBES
- RECENTLY MODERNISED SHOWER ROOM
- LIFT TO ALL FLOORS
- SMALL COMMUNAL GARDEN
- HOUSE MANAGER & LAUNDRY ROOM
- NO FORWARD CHAIN
- 100 YEAR LEASE FROM JANUARY 1987 (62 YEARS REMAINING) AND SERVICE CHARGE £3,362 P.A.


The Property

Located within a few moments' walk from Wimborne Square, this property is ideally suited for those purchasers looking for an extremely convenient position within walking distance of numerous amenities and the historic Minster.

Kings Mead has been designed for the 60 plus age group and benefits from a house manager and laundry room. There is a small communal garden and also visitor parking.

The flat itself has a reception hall with storage cupboard and separate airing cupboard, there is a lounge leading through to a kitchen, there are then two bedrooms, the master bedroom with fitted wardrobes, and a recently modernised shower room. The flat benefits from electric heating and UPVC double glazing and is offered with the benefit of No Forward Chain.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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