




Asking Price £380,000 Leasehold

2 Bedroom, Apartment - Retirement

28, Bennett Lodge 23 Rodway, Wimborne, Dorset, BH21 1GN

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Retirement Property Specialists

Bennett Lodge

Bennett Lodge is a beautiful development of 30 one and two bedroom retirement apartments located in the historic market town of Wimborne. The development is well located for the town centre shops and amenities with a lovely choice of cafes along with restaurants. There is also a Waitrose, Coop and M&S Food Hall.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Bennett Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Bennett Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Bennett Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this two bedroom second floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The dual aspect Lounge offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and a Bosch dishwasher. A window allows for light and ventilation.

Bedroom One is a generous double room currently set up as a separate Dining Room but could also be used as a Study or Hobby Room.

Bedroom Two is another good size room with a useful built in mirrored wardrobe and plenty of space for additional furniture if required.

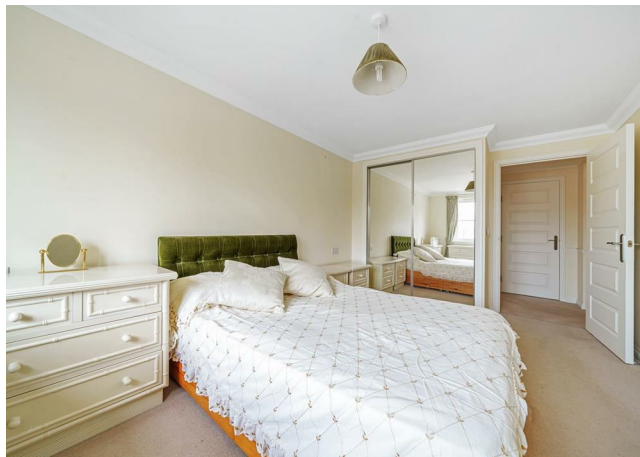
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and three useful storage cupboards located in the hallway.



Features

- Two bedroom second floor retirement apartment
- Separate Cloakroom
- Good decorative order
- No forward chain
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners Wellbeing Suite, Lounge and Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners private carpark
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country



Key Information

Service Charge (Year Ending 31st May 2025): £5,735.04 per annum.

Ground rent £698.62 per annum. To be reviewed September 2027.

Council Tax Band D

125 year Lease commencing 2013

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, Air Source Heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

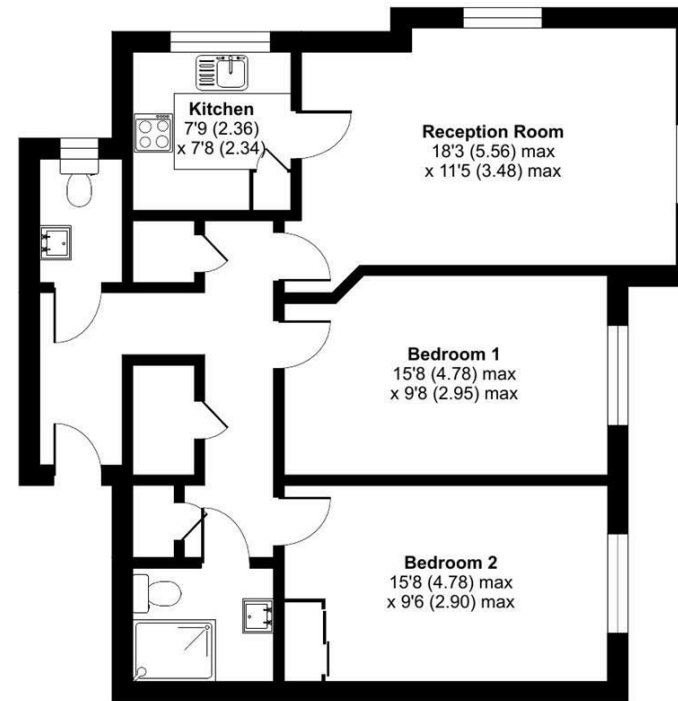
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1108410

Approximate Area = 817 sq ft / 75.9 sq m
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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