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**Asking Price £382,500 Leasehold**

**2 Bedroom, Apartment - Retirement**

19, Bennett Lodge Rodway, Wimborne, Dorset, BH21 1GN

 **0800 077 8717**

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**Churchill**  
Sales & Lettings  
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 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 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.



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# Property Overview

## \*\*TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Welcome to Bennett Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is presented in fantastic order throughout and is conveniently located near the stairs providing easy access.

The Kitchen is accessed via the Living Room with a range of modern 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, washing machine, fridge and freezer. Windows provide light and ventilation.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light as well as garden views.

Bedroom One is a generous double room with a built-in mirrored wardrobe. Two windows keep this lovely bedroom bright and light.

The Ensuite offers a large curved shower cubicle, heated towel rail, WC and wash basin with vanity unit beneath.

Bedroom Two is another good-sized room that could also be used as a separate dining room, study or hobby room.

The Bathroom offers a bath tub with overhead shower, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are three useful storage cupboards located off the hallway.

Call us today to book your viewing at Bennett Lodge!



# Features

- Two bedroom two bathroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners lounge and kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners Wellbeing Suite
- 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 2026): £5,846.09 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.

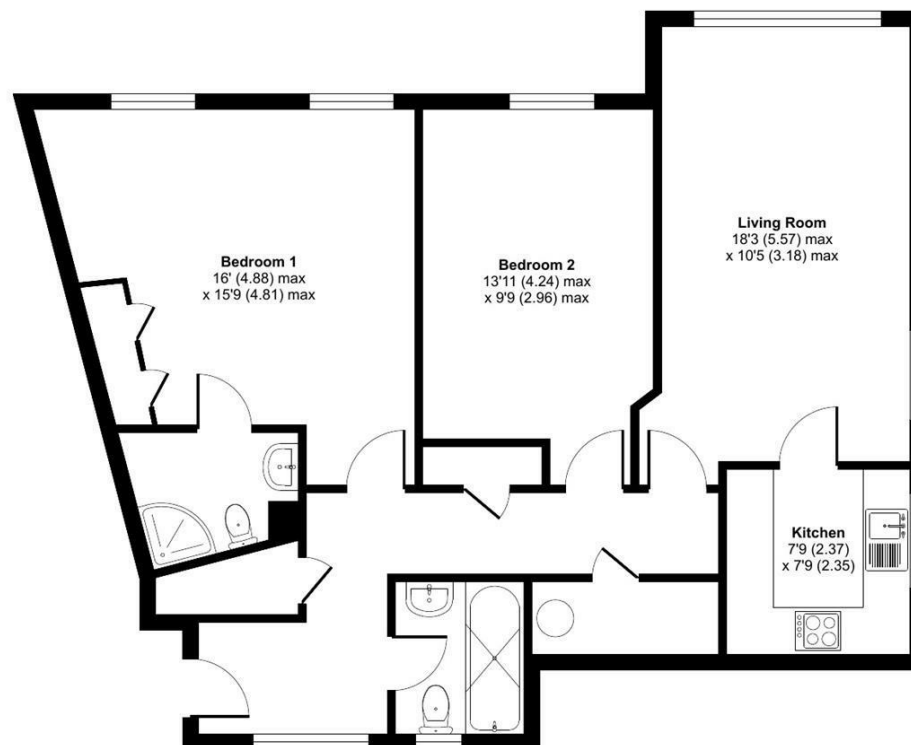
EPC Rating: C

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.

Approximate Area = 855 sq ft / 79.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1263746





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