



Apartment 47 Market House  
17 Ensor Mews, Wimborne, BH21 1WW



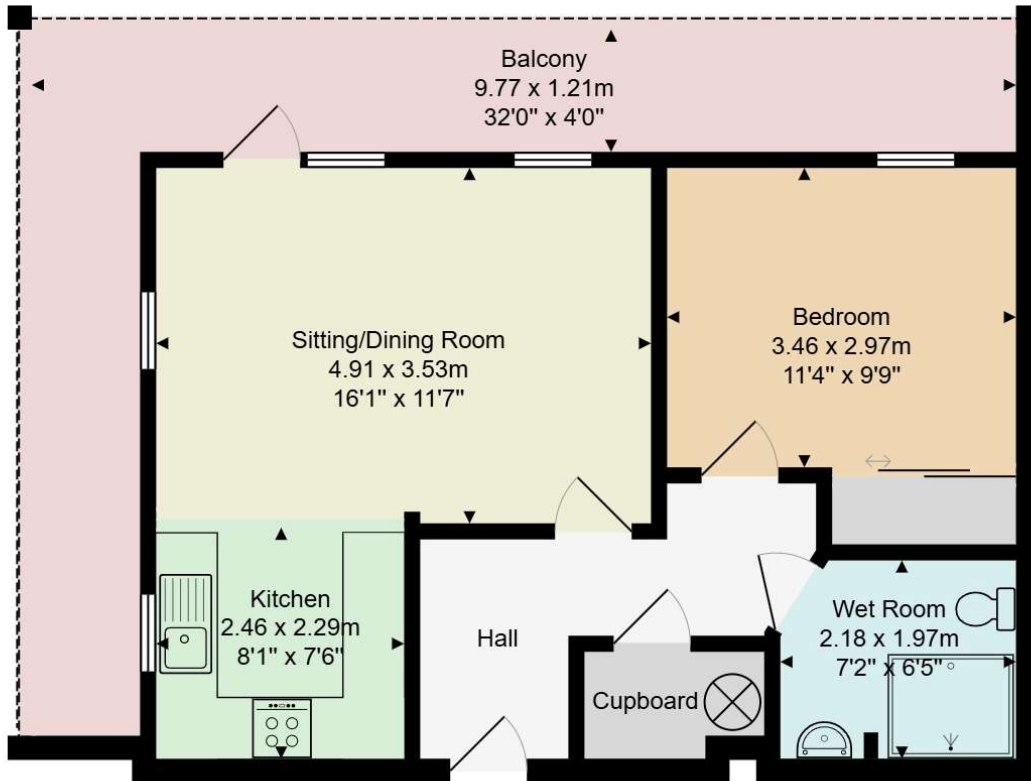
A beautifully appointed, 1 bedroom, top floor retirement apartment with a private, wrap around south/west facing balcony.

- Open plan sitting/dining room
- Kitchen with integrated appliances
- Generous double bedroom with fitted wardrobe
- Contemporary shower room
- Wrap around balcony with views towards Wimborne Minster
- Parking spaces available – subject to negotiation
- Fantastic range of residents facilities including an on-site bistro and an estate manager 24/7

**ASKING PRICE:**  
£355,000 (leasehold)

**EPC RATING:**  
Band - B





Total Area (including balcony): approx 70.2 m<sup>2</sup> ... 755 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

### Property Description

This exceptional top floor apartment forms part of a contemporary new-build development, offering stylish, low-maintenance living in a highly convenient setting. Beautifully presented throughout, the property combines modern design with an abundance of natural light, further enhanced by its impressive wrap-around south-westerly facing balcony.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall, complete with a large fitted storage cupboard. The heart of the home is the striking L-shaped open plan sitting/dining room and kitchen — a superb, sociable space ideal for both everyday living and entertaining. The kitchen is well-appointed with a comprehensive range of fitted units and integrated appliances, providing both functionality and a sleek finish.

A particular highlight of the apartment is the generous private balcony, which wraps around the living space and offers ample room for a bistro dining set — perfect for al fresco dining or relaxing while enjoying the afternoon and evening sun. From here, there are pleasant rooftop views with glimpses towards the historic Wimborne Minster.

The double bedroom is well-proportioned and benefits from fitted wardrobes, while the shower room is finished in a contemporary style and features a large walk-in, wet room style shower.

### The Old Market

This luxury new development by McCarthy & Stone comprises a range of apartments and bungalows, exclusive to the over 70's. Just some of the features include;

- One hour domiciliary help included and additional care and support packages available\*
- An impressive homeowners' lounge and community room equipped with games and sports equipment with regular activities and events throughout the week
- Chef-run bistro restaurant open 7 days a week serving hot food and seasonal menus\*
- Estate manager on-site 24/7 for peace of mind
- Beautifully landscaped residents gardens

### Location

It is set on the edge of Wimborne Minster, a thriving market town offering a range of independent cafes, restaurants and shops together with larger national chains such as Waitrose supermarket. The river Stour is also close by offering peaceful riverside walks.

### Additional Information

Council tax – Band D

Lease length – 999 years from and including 26/03/2024

Annual service charge - £9,123.97 per annum

Ground rent - £0 per annum



Hardwicke Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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