



Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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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 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

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT****

Presented in very good order throughout, this delightful one-bedroom ground floor apartment enjoys a convenient position within the development, close to the Owners' Lounge, Wellbeing Suite and Laundry Room.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A large bay window fills the room with natural light and a French door opens to a patio area with garden views.

The Kitchen offers 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 induction hob with extractor hood over, a dishwasher and a fridge/freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

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

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

****Photos taken before the current tenants moved in****



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Owners lounge and kitchen with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners Wellbeing Suite
- Landscaped gardens
- Owners private carpark
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year Ending 31st May 2027): £3,963.04 per annum.

Ground rent £634.58 per annum. To be reviewed September 2027.

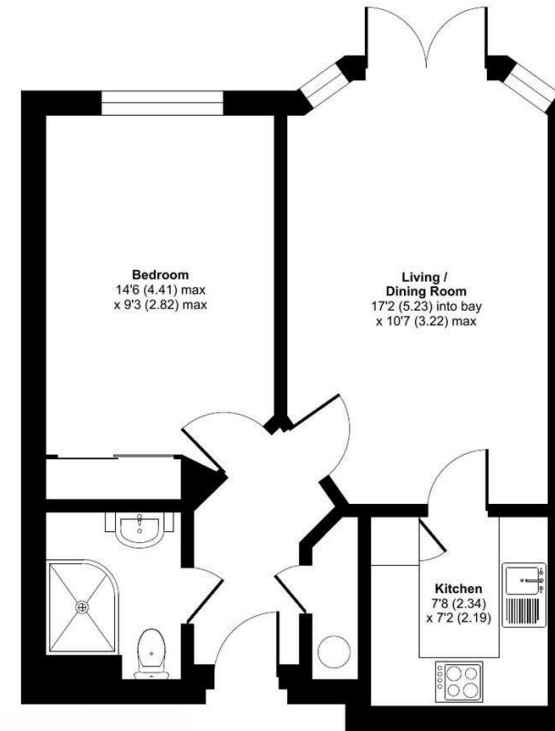
Council Tax Band C

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.

Approximate Area = 479 sq ft / 44.5 sq m
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1455384

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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