



HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2BQ

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LEASEHOLD PRICE £210,000

A well presented and spacious two bedroom, purpose built second floor apartment with parking space and garage within easy access of Wimborne town centre and the River Stour nearby.

- NO FORWARD CHAIN
- Security entry phone with communal hallway to second floor landing
- Entrance hallway with airing cupboard and meter cupboard
- Large sitting/ dining room enjoying a dual aspect
- Kitchen/breakfast room with range of base and eye level units, inset hob and electric oven and space for appliances
- Two good sized bedrooms, both with fitted wardrobes
- Bathroom with white three piece suite, bath with electric shower over, wash hand basin, WC, and extractor fan
- Double glazing and electric radiators in sitting room and both bedrooms
- Outside: Well maintained communal grounds with an allocated parking space and garage in block, Further visitor parking bays
- Lease: We understand from the vendor that the lease is approximately 120 years remaining
- Maintenance: We understand from the vendor that the maintenance is approximately £100 per month

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B EPC RATING: D

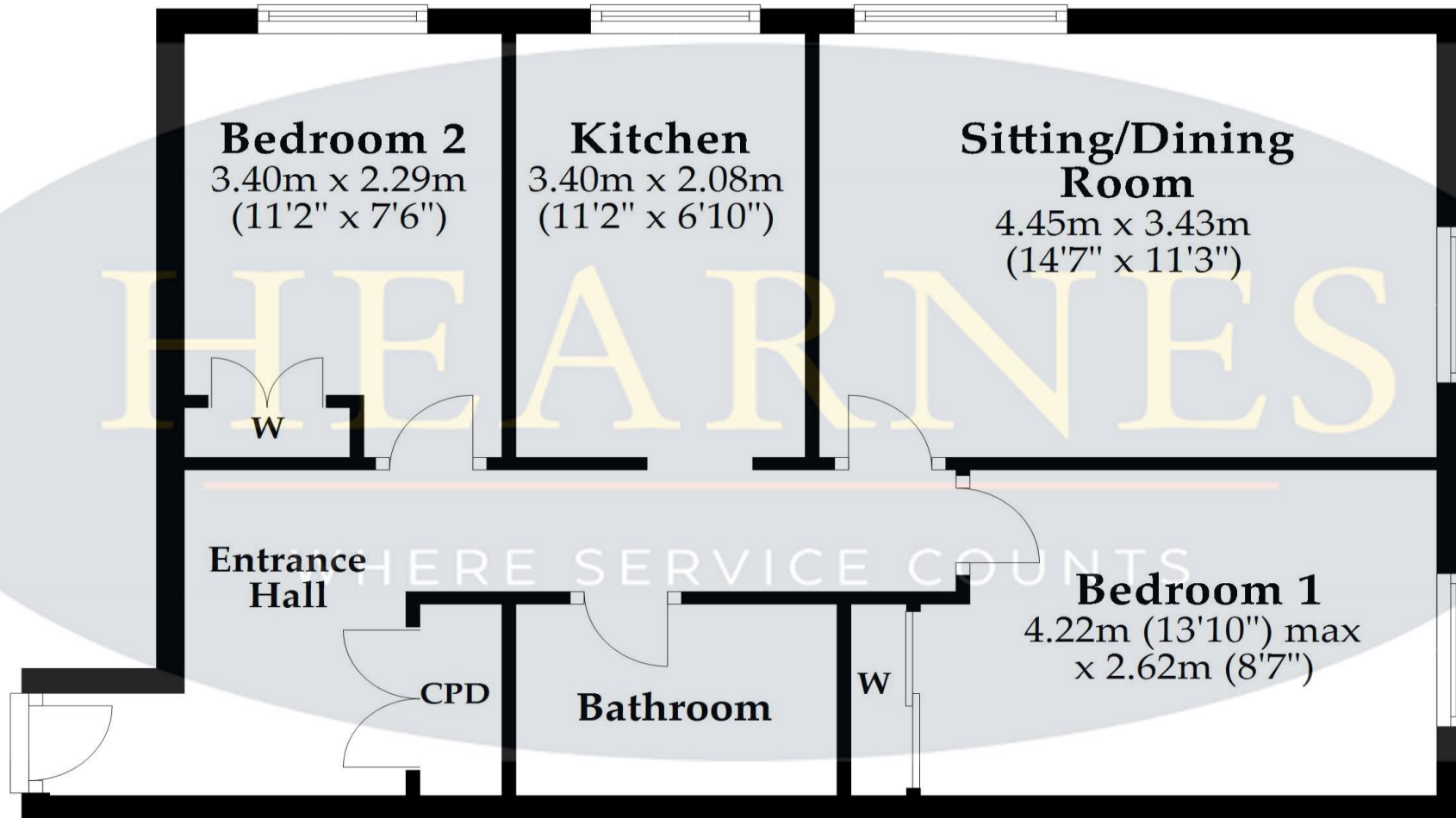
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

2nd Floor Flat

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd

Ringwood  LJT SURVEYING

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