

Town centre Apartment



Redcotts Lane
Wimborne, Dorset, BH21 1JX

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LEASEHOLD PRICE £95,000

A well presented one bedroom ground floor retirement apartment situated within a stone's throw and easy level walking distance of Wimborne Square, NO FORWARD CHAIN.

- Communal entrance hallway with security entrance phone system
- Entrance hallway with storage cupboards
- Spacious sitting room with view overlooking courtyard garden for flats one and two only
- Kitchen off sitting room with range of base and eye level units, space for appliances, window
- Good size bedroom with built in wardrobes and front aspect window overlooking communal patio area
- Shower room with shower cubicle, vanity unit with wash hand basin and WC
- Double glazing and night storage heating
- Outside communal patio area
- Residents scheme Manager, communal laundry room and parking on a first come first serve basis
- Tenure is Leasehold: We understand from the vendor the property is held on a one hundred year lease commencing from 1987, ie., 66 years remaining
- Service charge: We understand from the vendor is £1,115 per six month period
- Ground rent: We understand from the vendor is £163.50 per six month period
- Building insurance: We understand from the vendor is £269.98 annually

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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

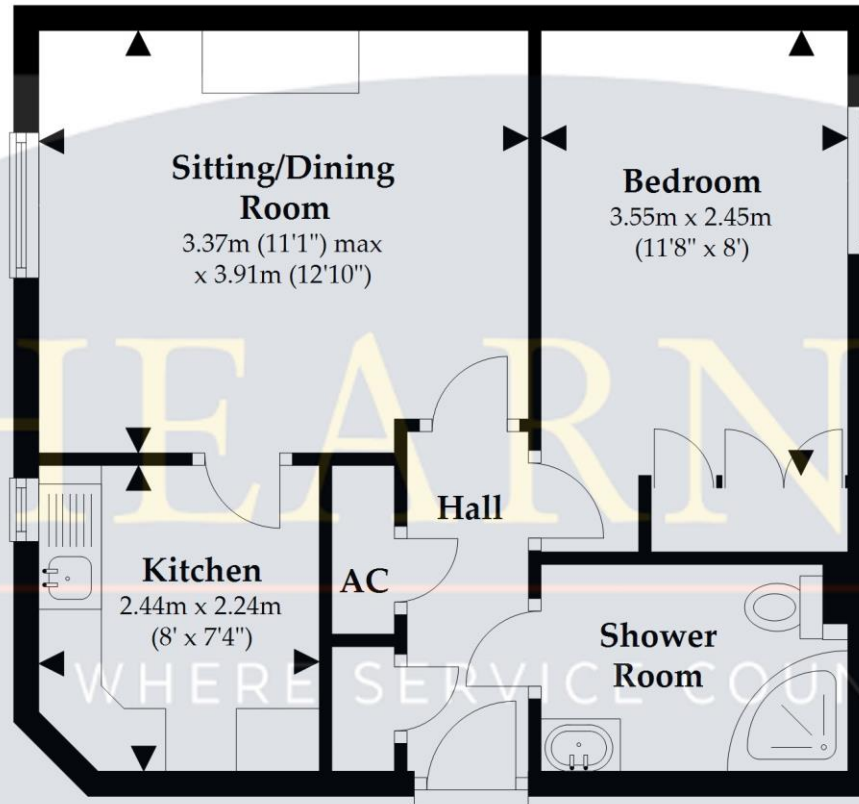
COUNCIL TAX BAND: A EPC RATING: C

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.



Ground Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 38.0 sq. metres (409.2 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

For use by flat one & two

