

# Town centre Apartment



Wimborne, Dorset, BH21 1JX

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## LEASEHOLD PRICE £90,000

A well presented one bedroom first floor apartment for the over 60's situated within a level walk of less than a minute to Wimborne Square. NO FORWARD CHAIN.

- Communal entrance hallway with security entrance phone system
- Entrance hallway with storage cupboards
- Spacious sitting room with front aspect
- Kitchen off sitting room with range of base and eye level units, inset hob and electric oven below, extractor fan, space for fridge freezer and window
- Good size bedroom with front aspect window
- Shower room with double shower cubicle, vanity unit with wash hand basin and WC
- Double glazing and night storage heating
- Outside communal patio area
- Residents scheme Manager, lift, 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., 64 years remaining
- Service charge: We understand from the vendor is £1,313.06 per six month period for 2022/2023
- Ground rent: We understand from the vendor is £163.50 per six month period for 2022/23
- Building insurance: We understand from the vendor is £331.95 annually for 2022/23

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: 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.



# "DoubleClick Insert FloorPlan"

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