



Wimborne  
Dorset, BH21 1AE

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## SHARE OF FREEHOLD PRICE: £185,000

A delightful one bedroom ground floor apartment with courtyard garden. The flat is part of a Grade II Listed building which is situated just a stone's throw from the town centre. NO FORWARD CHAIN.

- Individual entrance from the property's own private entrance
- Kitchen with butler style sink, space for appliances and display shelving
- South facing sitting room with floor to ceiling sash window and storage cupboard
- Good size bedroom with storage cupboard and front aspect sash window
- Modern bathroom with white three piece suite and part tiled walls
- Character features with parquet flooring in sitting room, bedroom and bathroom, high ceilings and picture rails
- No forward chain
- Tenure: We understand from the vendor there is a share of the freehold with 125 year lease from 1<sup>st</sup> October 2004
- Maintenance: We understand from the vendor the maintenance is approximately £500 per annum

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.

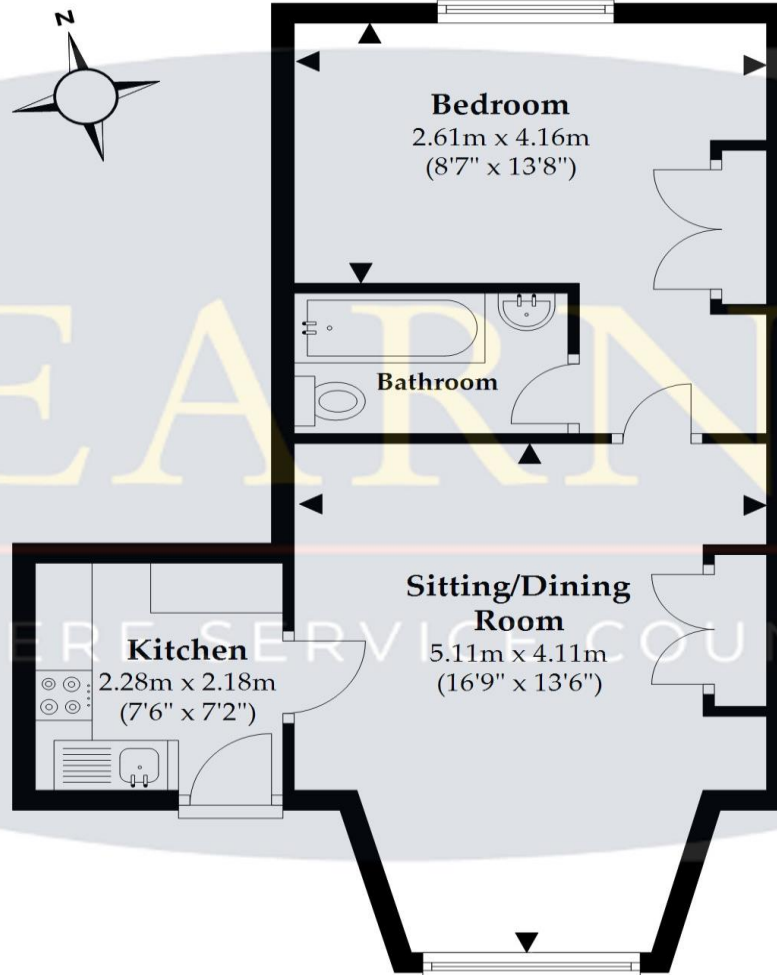
COUNCIL TAX BAND: A EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 41.4 sq. metres (445.5 sq. feet)  LJT SURVEYING

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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