



Wimborne, Dorset, BH21 1LY

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SHARE OF FREEHOLD PRICE: £250,000

An immaculately presented two bedroom ground floor apartment with personal front door with modern fitted kitchen and shower room in a small development situated within walking distance of Wimborne town centre.

- Covered entrance hallway leading to personal front door
- Entrance hallway with two storage cupboards
- Sitting room with square bay window and southerly aspect
- Modern fitted kitchen with white gloss soft closure units with inset gas hob and electric oven below and matching eye level units with one housing new Combi boiler, space for appliances, extractor fan
- Two good size bedrooms with the main bedroom benefiting from fitted wardrobes
- Superb, fitted shower room with double shower cubicle, vanity unit and WC
- Double glazing with feature fitted blinds, gas heating
- Allocated parking space and further visitor parking bay
- Communal landscaped garden with flower and shrub borders
- Within level walking distance of town centre
- We understand from the vendor there is a share of freehold with a 999 year lease
- We understand from the vendor the maintenance charge is approximately £1,260 per annum (paid quarterly) as of Dec 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 walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B EPC RATING: C

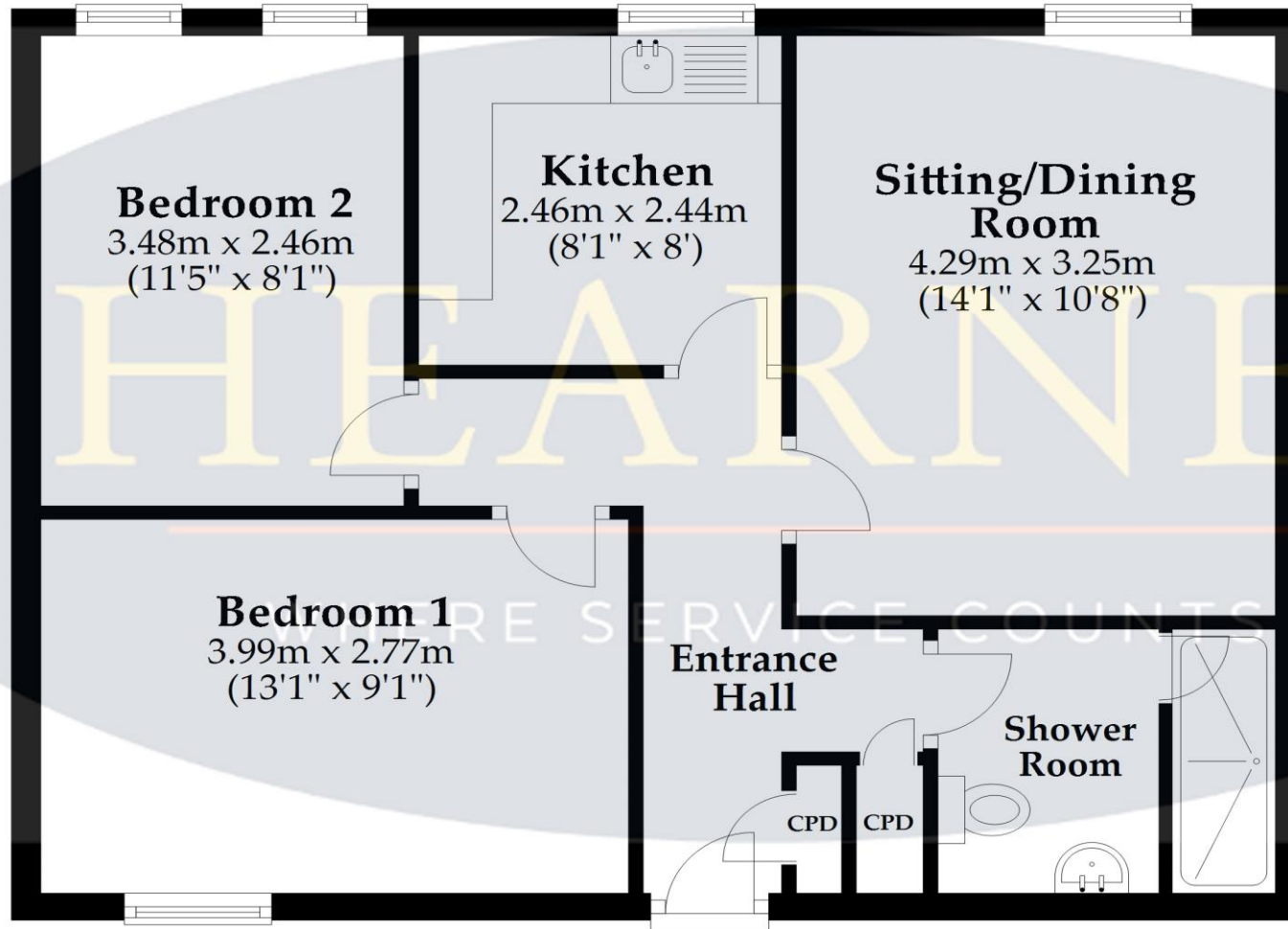
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.




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

Ground Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 53.2 sq. metres (572.3 sq. feet)

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

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