HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1UR

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LEASEHOLD PRICE £159,950

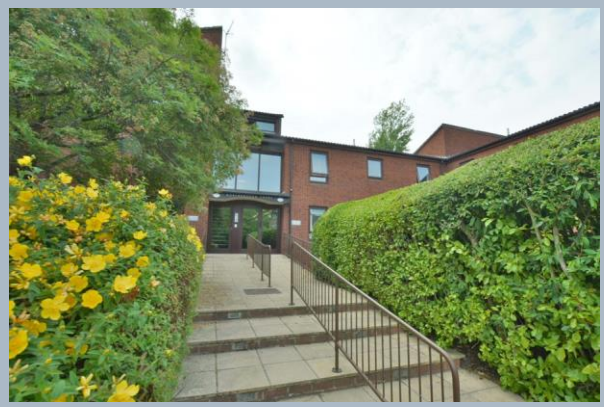
A well proportioned town centre first floor apartment with open plan kitchen/living/dining room area and allocated parking space. VACANT POSSESSION.

- Entrance hall with storage cupboard
- Open plan kitchen/living/dining room with twin aspect. The kitchen is finished with a range of floor and wall mounted units and space for cooker
- Double bedroom with built in wardrobes
- Bathroom with white three piece suite consisting of bath with shower over, wash hand basin and WC, shaver point with light and mirror, part tiled walls
- Allocated parking space
- Maintenance: We understand from the vendor this is approximately £1,600 per annum
- Tenure: Leasehold. We understand from the vendor the lease is 999 years from 1980
- Ground rent: We understand from the vendor there is a peppercorn rent

The property is just a short distance from the town centre where coffee shops, shops restaurants and the popular Art Deco Tivoli theatre can be found.

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.



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