

TOWN
CENTRE

WAITROSE

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1LY

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SHARE OF FREEHOLD PRICE: £250,000

A well presented and spacious two double bedroom ground floor apartment with personal front door, modern kitchen and bathroom in a small development with allocated parking space within walking distance of Wimborne town centre. No forward chain.

- Large entrance porch leading to entrance hallway with built in storage cupboard
- Spacious sitting room enjoying a light and airy feel with rear aspect
- Modern kitchen with range of base and eye level units and complementary worktops, inset gas hob with electric oven below and extractor fan over, space for appliances, wall mounted gas boiler, click-lock flooring and part tiled walls, front aspect window
- Two good size bedrooms
- Bathroom with modern three piece suite with built in cupboard
- Double glazing, gas heating and newly fitted carpets
- Allocated parking space and further visitor parking bay
- Well maintained communal landscaped garden with flower and shrub borders. Outside drying area
- Level walking distance of Waitrose and the town centre
- Tenure: We understand from the vendor there is a share of freehold with 999 year lease from 2012
- Maintenance: We understand from the vendor the maintenance charge is £105 per month

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.

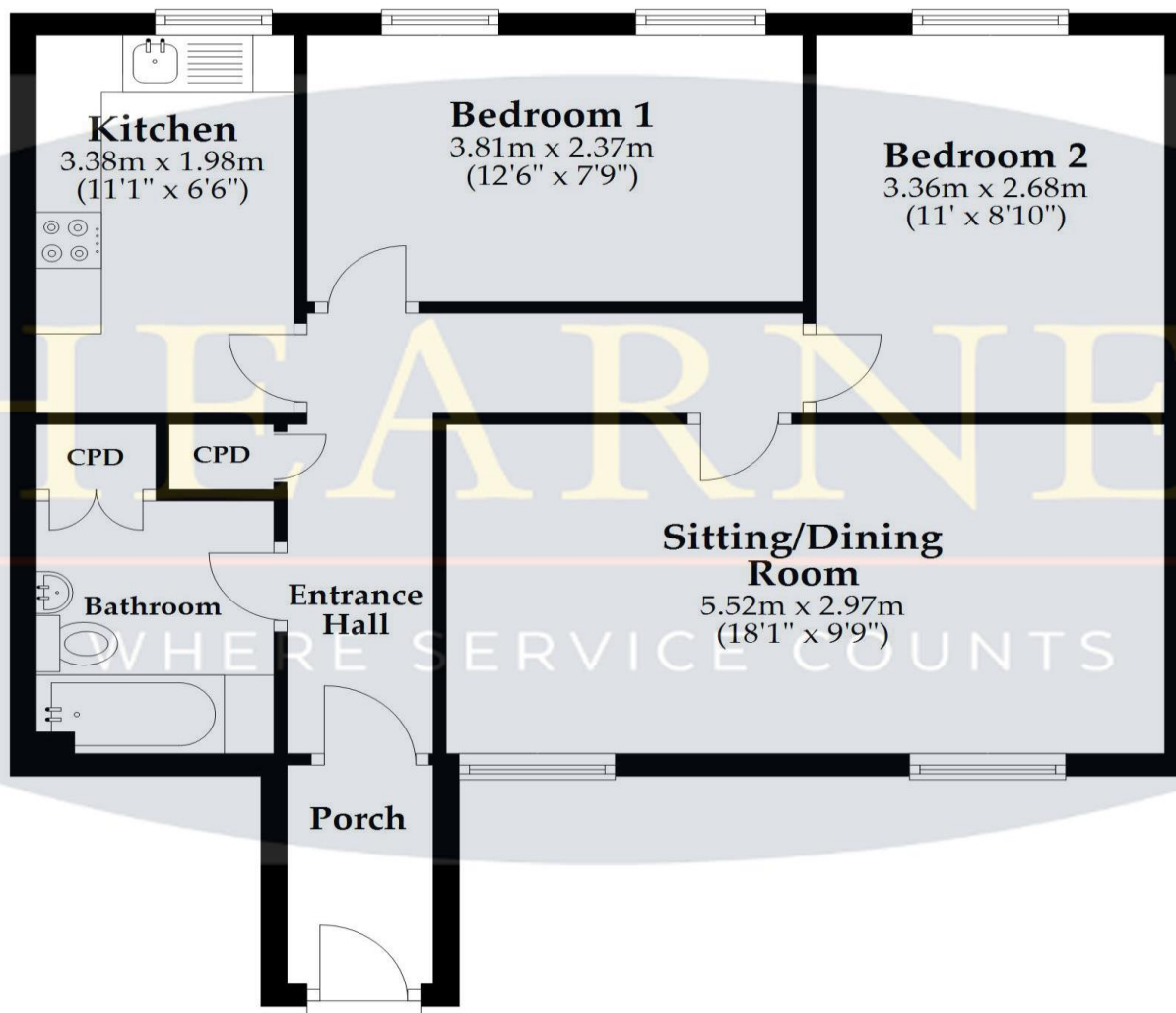
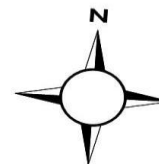
COUNCIL TAX BAND: B EPC RATING: C

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.



Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



Private entrance

