



**Wimborne
Dorset, BH21 1YE**

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LEASEHOLD PRICE GUIDE: £150,000 - £175,000

A purpose built over 55's ground floor apartment with private entrance door in a cul de sac location close to the town centre. NO FORWARD CHAIN

This development comprises of a selection of bungalows and apartments surrounded by a communal garden and courtyard which forms a hub for the residents and the gardening club which has won several 'Wimborne in Bloom' awards.

- Private entrance door with outside utility cupboard
- Entrance hallway with large storage cupboard
- Sitting room with rear aspect door to communal gardens
- Kitchen with range of base and eye level units, space for appliances and rear aspect window
- Two bedrooms. Main bedroom with built in wardrobes
- Wet room with shower, vanity unit with wash hand basin and WC, fully tiled walls
- Double glazing and electric heating
- Outside: Communal well-maintained gardens with communal parking bays on a 'first come first served' basis for both residents and visitors
- Service charge: We have been advised by the vendor this is £162.83 per month
- Lease: A new 99 year lease will be granted by the freeholder (The Hanham Estate) at the point of sale
- Minimum term of six months letting permitted

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.

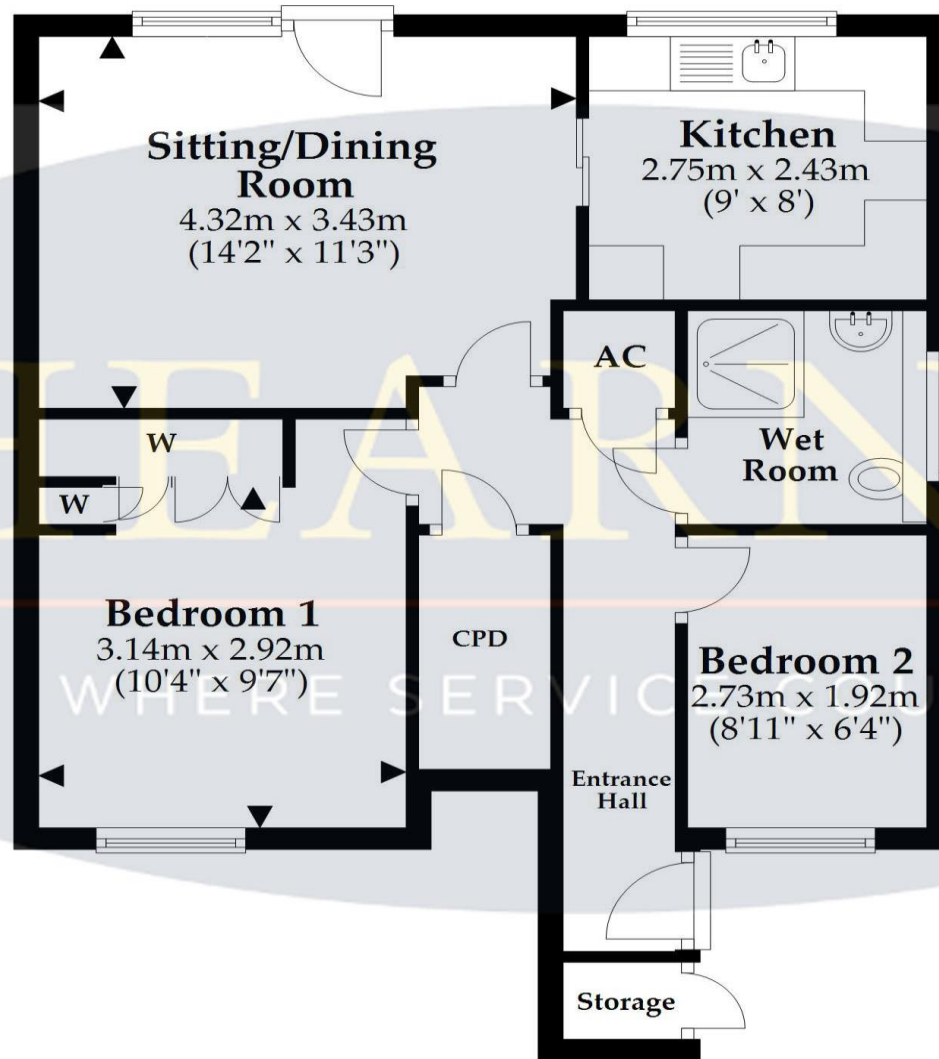
COUNCIL TAX BAND: B EPC RATING: D

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.



Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 53.1 sq. metres (571.1 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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