



Wimborne, Dorset, BH21 1PP



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## LEASEHOLD PRICE £90,000

A well presented and good size one bedroom first floor retirement apartment situated within a stone's throw of the town centre.

- Popular retirement complex for the over 60's
- Residents lounge, guest suite and communal laundry room
- Good size sitting/dining room with front aspect window
- Open plan kitchen with range of base and eye level units with inset hob and oven, space for fridge freezer
- Main bedroom with built in wardrobe
- Shower room with corner shower unit, wash hand basin and WC
- Sealed unit double glazing and night storage heaters
- Communal garden patio area with seating
- Tenure: Leasehold - We understand from the vendor that there is 64 years remaining
- Maintenance: We understand from the vendor this is £1,950.50 for the period January – June 2023 (six month period)
- Ground rent: We understand from the vendor this is £75 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 walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

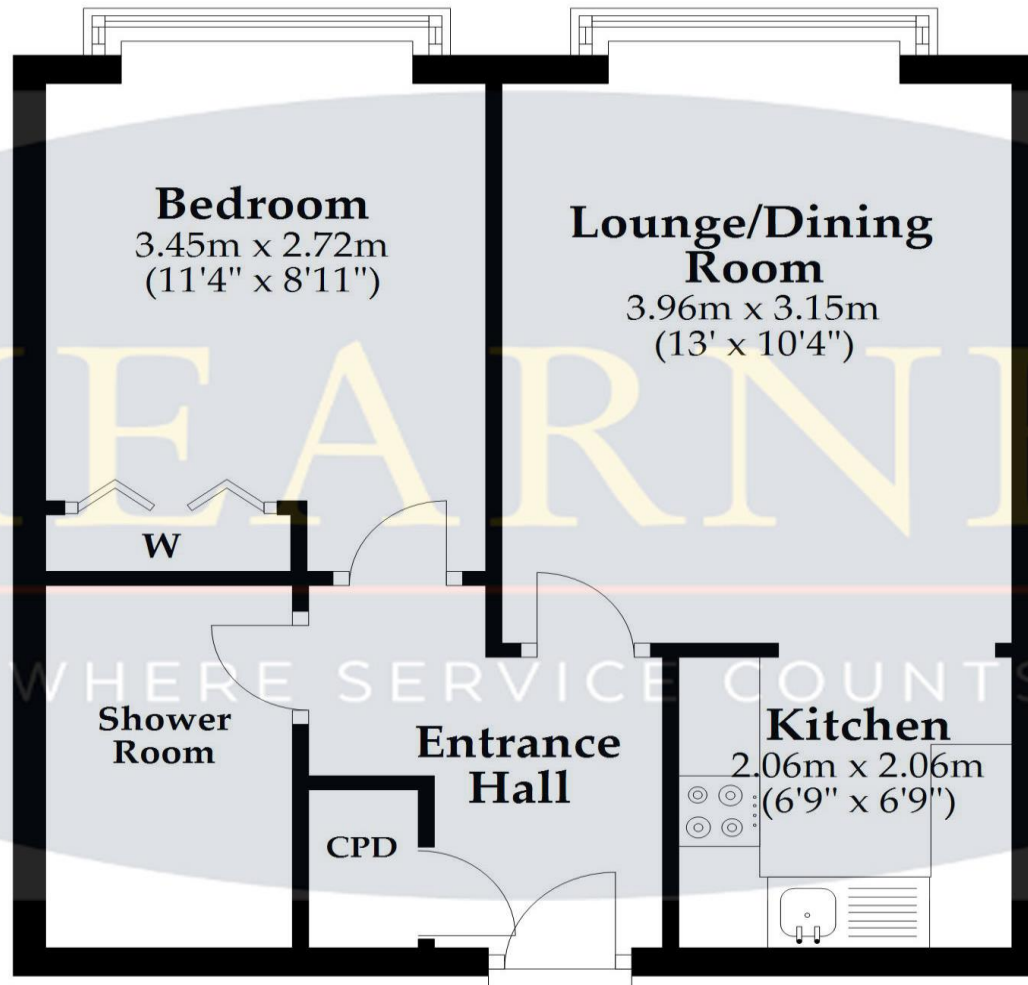


**COUNCIL TAX BAND: B**    **EPC RATING: D**  
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.


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

## Ground Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



Total area: approx. 37.0 sq. metres (398.8 sq. feet)

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

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