

A large, multi-story brick building with a well-maintained lawn and trees. The building is light-colored brick with multiple windows and a central entrance. The lawn is green and well-kept, with a large tree on the left and a smaller tree on the right. The sky is blue with some clouds.

**HEARNES**

WHERE SERVICE COUNTS

**Wimborne, Dorset, BH21 1JX**

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## LEASEHOLD PRICE: £300,000

An elegant and immaculately presented second floor apartment in Westfield House, a sympathetically converted Victorian property. The two bedroomed spacious accommodation retains many original features such as high ceilings, cornices and sash windows. Set in charming, well maintained landscaped grounds, it is a uniquely quiet location in central Wimborne, tucked away a short walk from the main square.

- Security entry phone system
- Access via communal staircase leading to second floor landing
- Superb 'L' shaped sitting/dining room overlooking landscaped communal gardens
- Newly fitted Kitchen with range of base and eye level units with pan drawers, complementary stone worktops, inset electric hob with extractor fan over and adjoining electric oven, separate integrated fridge/freezer and washing machine
- Good size main bedroom with fitted wardrobes and further built in large cupboard
- Bedroom two with fitted wardrobes
- Newly fitted shower room with large walk in shower, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls with large mirror with lighting and built in storage cupboard
- New electric heating
- Communal parking for residents and visitors
- Communal landscaped gardens with well-maintained lawns, a variety of established trees, shrub and flower borders and pleasant seating areas
- Leasehold: 965 year lease
- Maintenance: We understand from the vendor this is approximately £3,487.38 per annum to include gardening, window and gutter cleaning, cleaning of communal hallways, all water and sewerage charges, building insurance plus a five yearly external redecoration of all woodwork
- Ground rent: £50 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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: D

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.

## Second Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

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



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