



**Wimborne**  
**Dorset, BH21 1PX**



# Wimborne, Dorset, BH21 1PX

## SHARE OF FREEHOLD PRICE: £300,000

A well presented two bedroom ground floor apartment with personal entrance and private rear patio garden and allocated parking in a quiet cul de sac location.

- Entrance storm porch with personal front door
- Tiled entrance hallway with two storage cupboards
- Good size sitting/dining room with wall light points and front aspect window
- Modern fitted kitchen with matching tiled flooring, white gloss base and eye level units, space for appliances, front aspect window
- Two double bedrooms
- Main bedroom with built in wardrobes and luxury en suite shower room
- Luxury en suite shower room with over size shower cubicle, wash hand basin and WC, fully tiled walls and flooring, shaver point, rear frosted window
- Bedroom two with French doors to patio garden
- Modern bathroom with three piece white suite
- Allocated parking bay
- Private patio garden enclosed by panel fencing and storage shed
- Double glazing and gas heating
- Cul de sac location
- Tenure: We understand from the vendor is a share of freehold
- Maintenance: We understand from the vendor is £600 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.

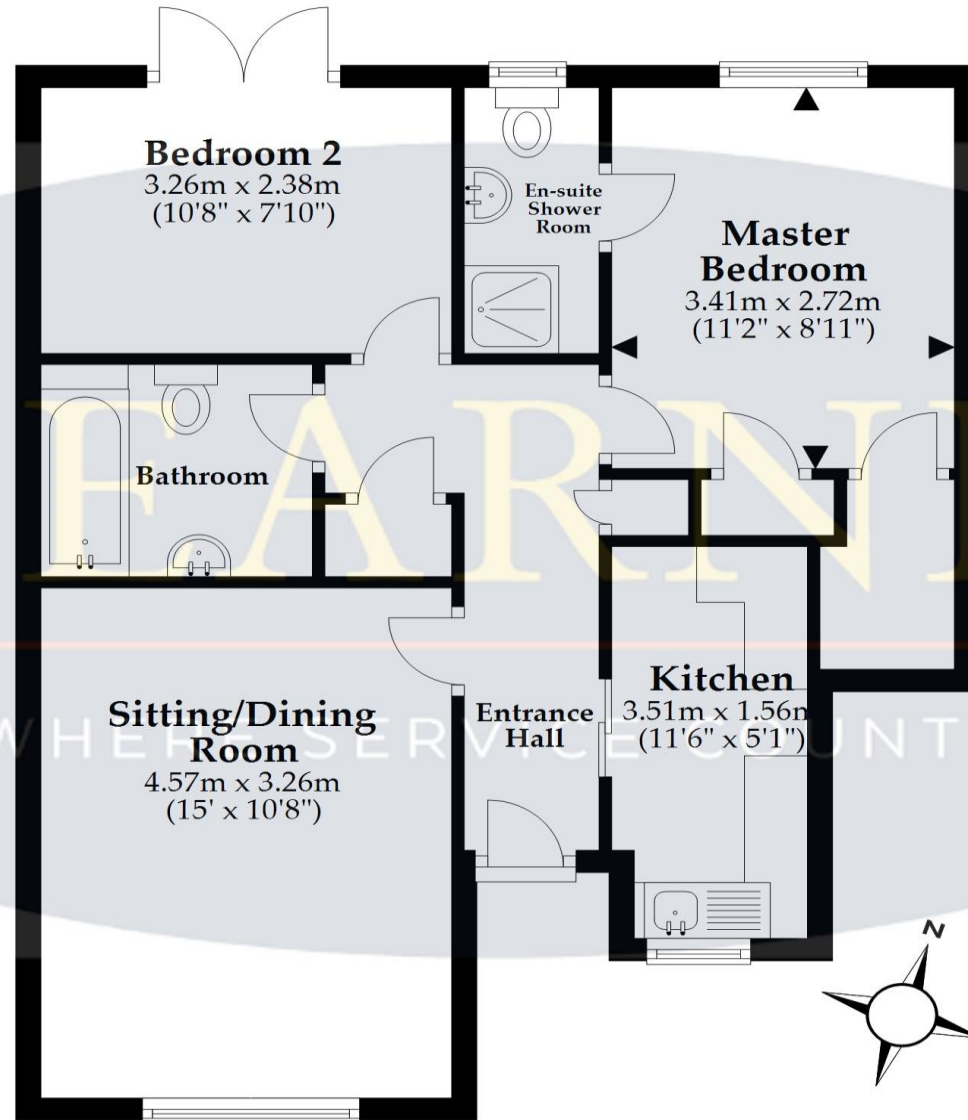
COUNCIL TAX BAND: C    EPC RATING: C

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. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.4 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



