



Wimborne, Dorset, BH21 2GA



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LEASEHOLD PRICE: SHARED OWNERSHIP - £80,000

A deceptively spacious well presented one bedroom ground floor apartment with off-road parking and garden being sold as **40% SHARED OWNERSHIP** with Sage Housing Association located on the QuarterJack development within easy reach of riverside walks and the town centre.

- Entrance porch with cord carpet ideal for coats and shoes
- A generous size dual aspect open plan kitchen/dining/living room. The kitchen is finished in a range white ash effect units and complementary worktops, built-in oven, four ring gas hob and chimney style hood over, space for dishwasher and fridge freezer
- Internal hallway with storage cupboard and utility cupboard with plumbing for washing machine and tumble dryer
- Dual aspect double bedroom overlooking the garden
- Family bathroom including a shower over the bath wash hand basin and WC
- The garden has two sheds, one for the first floor apartment. NB: Garden is SHARED ownership with first floor flat
- Off road parking for one car at the front of the property
- TENURE: We understand from the vendor the lease is 125 years from June 2021
- RENT: We understand from the vendor the monthly rental is £327.23
- MAINTENANCE: We understand from the vendor this is £43.70 per calendar month including the service charge for the 60% not owned by the vendor
- We understand from the vendor there is the opportunity to staircase the 40% shared ownership to 100%

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.

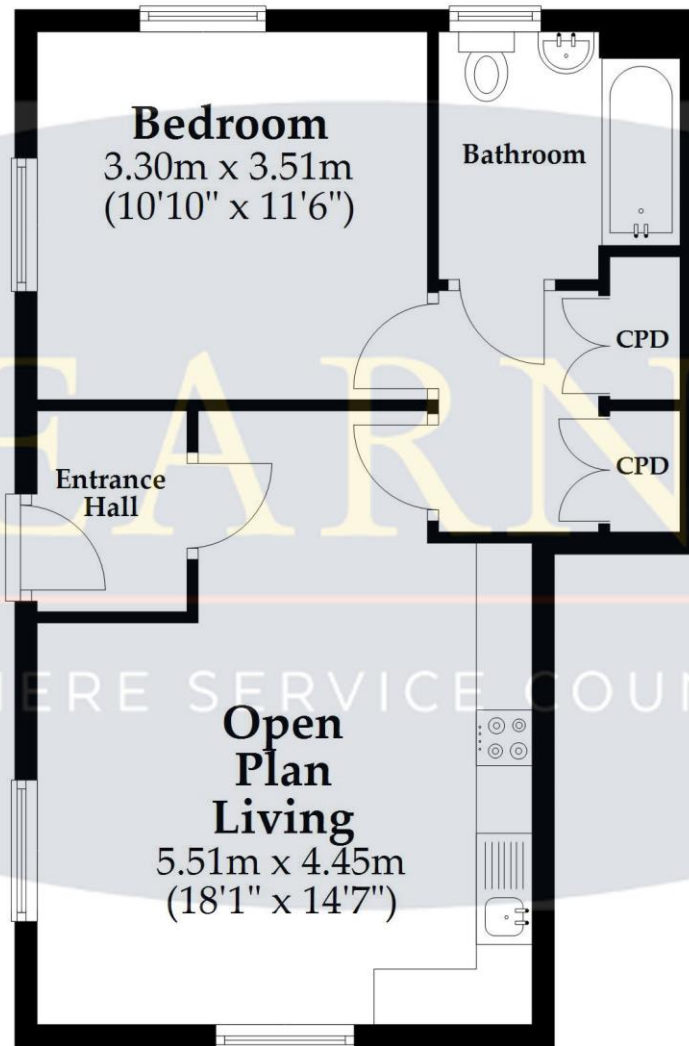
COUNCIL TAX BAND: B EPC RATING: B


AGENTS NOTES: 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. 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.

Ground Floor



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

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