



Wimborne, Dorset, BH21 1TH



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## SHARE OF FREEHOLD PRICE: £290,000

A notably spacious two double bedroom, two bathroom, first floor Victorian apartment with high ceilings, a generously sized sitting room with large bay window, kitchen/diner, allocated parking and communal garden, situated within easy reach of the town centre.

- Communal entrance hall with entry phone system and stairs to first floor
- Internal entrance hall with landing and steps down to bedroom one
- Generously sized sitting room with a feature bay window and high ceiling
- Large kitchen/diner with a range of white units and complementary worktops, electric oven, gas hob and extractor hood, space for washing machine, dishwasher and fridge freezer
- Two double bedrooms, one with built-in wardrobes and en suite shower room with shower cubicle, pedestal wash hand basin and WC
- Separate bathroom with shower over the bath, pedestal wash hand basin, storage cupboard and WC
- Outside: there is ample parking with one allocated space and a visitor parking space. A communal garden with large patio area and a range of mature shrubs is ideal for outside dining
- Tenure: We understand from the vendor there is a share of freehold with a 997 year lease
- Maintenance: We understand from the vendor the annual service charge is approximately £3,500 which covers the insurance for the building, maintenance, gardening etc

The property is just a short distance from Wimborne town centre where you can find cafes restaurants and shops as well as a large Waitrose and the popular Art Deco Tivoli theatre. The property is within catchment areas of reputable schools.

**COUNCIL TAX BAND: D    EPC RATING: C**

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.

## First Floor

Approx. 80.1 sq. metres (862.4 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

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







**Allocated parking plus visitor parking**



**Communal garden**







[www.hearnes.com](http://www.hearnes.com)

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