



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2DU**

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LEASEHOLD PRICE £235,000

A stunning second floor, (top floor) one bedroom apartment with superb kitchen/dining/sitting room, contemporary shower room and under-floor heating situated in a popular location with off-road parking. NO FORWARD CHAIN.

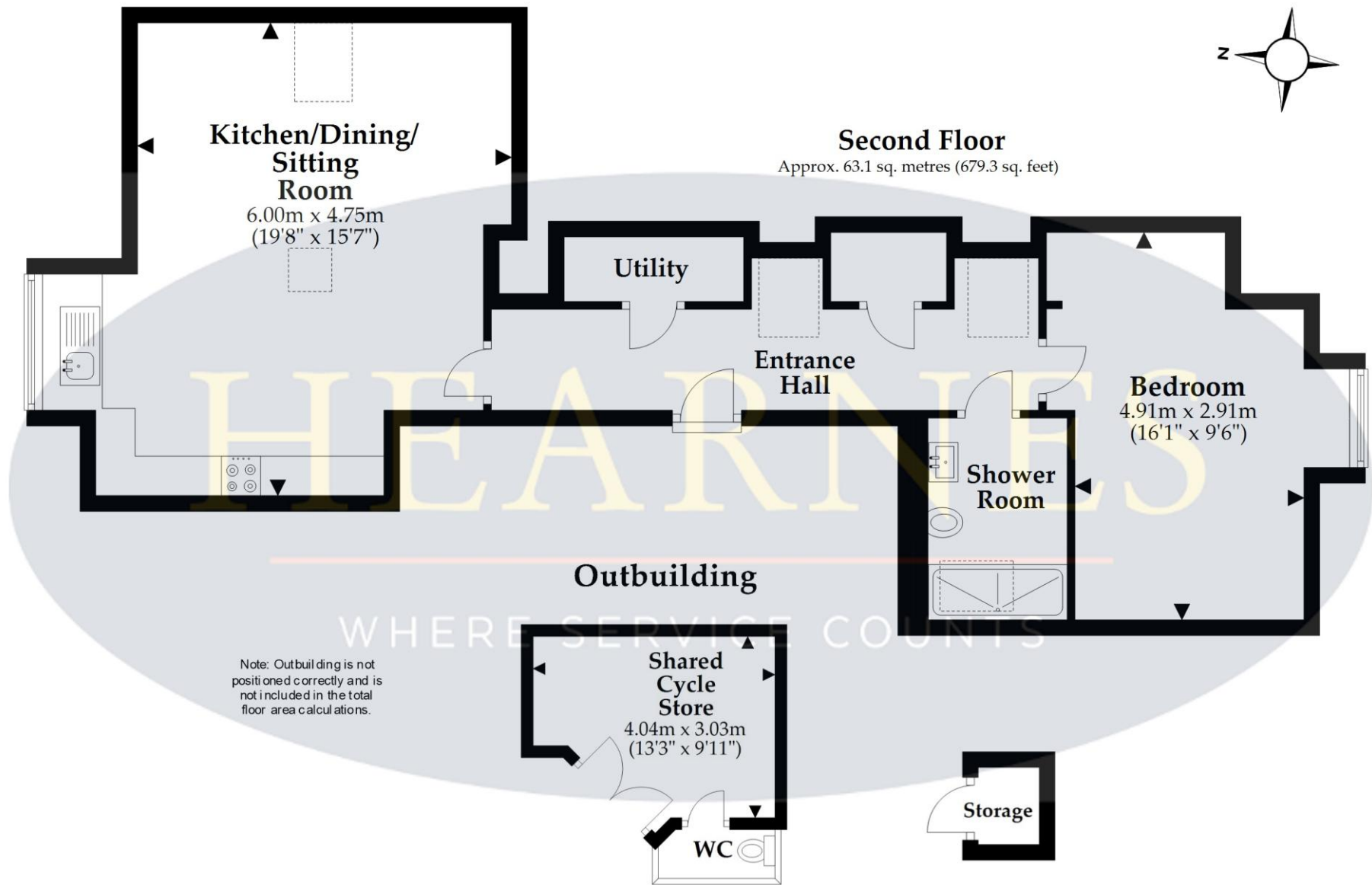
- Development of eight apartments on the outskirts of town
- Communal entrance hallway to a second floor landing with security entry phone system and useful storage cupboard
- Spacious entrance hallway with utility cupboard and boiler cupboard
- Superb kitchen/dining/sitting room with feature large tiled flooring. Kitchen with range of units and pan-drawers, inset hob, electric oven and extractor fan, integrated fridge freezer and dishwasher and stone worktops. Space for sofa, table and chairs
- Large bedroom with mirror fronted wardrobes
- Contemporary shower room with double shower cubicle, vanity unit with wash hand basin and WC, fully tiled and flooring with heated towel rail
- Utility room with space and plumbing for washing machine with worktop and further flooring and shelving
- Double glazing and underfloor gas central heating
- Outside: the Development is set for ease of maintenance with communal gardens, communal storage shed and garden toilet. A brick paviour driveway with allocated parking bay and visitor parking

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within two and a half miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B EPC RATING: B

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Total area: approx. 63.1 sq. metres (679.3 sq. feet)

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



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