



Private Car Park  
Residents of:  
Coach House Mews  
Gable Cottage  
The Coach House  
22 New Borough



Wimborne, Dorset, BH21 1RB

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## SHARE OF FREEHOLD PRICE GUIDE: £150,000

A well-presented one bedroom first floor town centre apartment with off road parking, share of freehold and riverside walks approximately 300 metres away.

- Communal entrance to first floor shared by one other apartment
- Kitchen/sitting room with vaulted ceiling offering a light and airy feel. The kitchen is finished with a range of white units and complementary worktops with integrated gas hob and electric oven
- Double bedroom with dual aspect
- Recently refurbished bathroom offers a white suite with a low level flush WC, wash hand basin set in a vanity unit, bath with shower over and heated towel rail
- Off road parking on a first come first served basis
- Lease: We understand from the vendor there is a SHARE OF FREEHOLD with a 900+ years remaining
- Maintenance: We understand from the vendor the maintenance charge is approximately £1,087.50 per six months
- Popular location, walking distance of Waitrose and the town centre

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

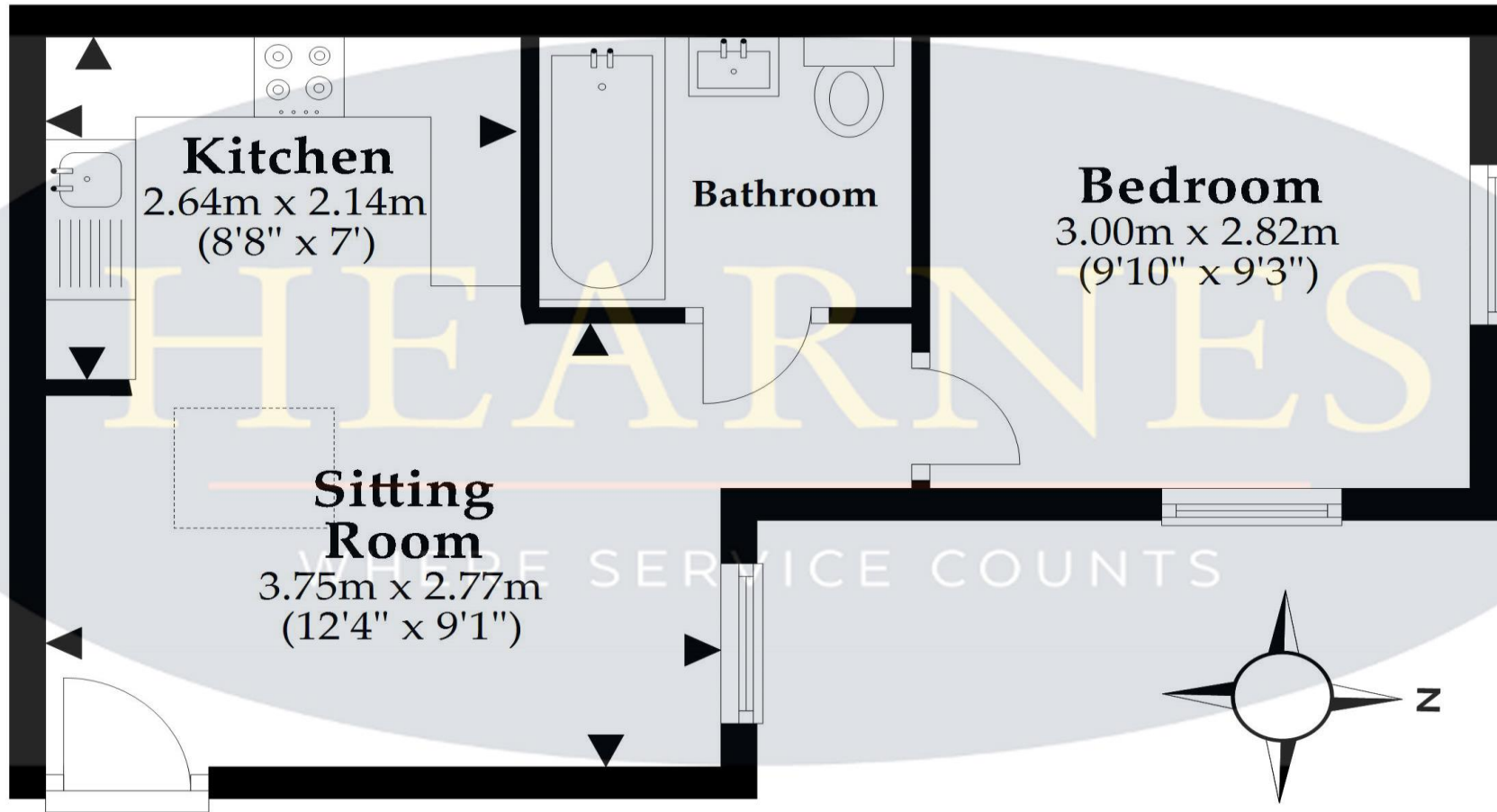
COUNCIL TAX BAND: B      EPC RATING: D

AGENTS NOTE: 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.



# First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 28.7 sq. metres (309.2 sq. feet)

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

Ltd Ringwood  LJT SURVEYING

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)

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