



Wimborne  
Dorset, BH21 1NY

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## SHARE OF FREEHOLD PRICE: £415,000

An immaculately presented and deceptively spacious three bedroom ground floor apartment with stunning kitchen/breakfast room, ensuite to main bedroom and private entrance and garden with off-road parking situated in a sought after location.

- Level walk to Wimborne town centre
- High specification of just two apartments built approximately 15 years ago
- Cover entrance with personal front door leading to large reception hallway with cupboard housing gas boiler
- Delightful sitting room with dual aspect windows and window seat with storage
- Stunning kitchen/breakfast room with range of base and eye level units and pan drawers with stone worktops, inset hob with extractor fan over and adjacent oven, grill and microwave oven, integrated fridge freezer, dishwasher and washing machine, further larder style cupboards with recycle bins, space for table and chairs, dual aspect with French doors to patio and garden
- Three bedrooms: main bedroom with built in wardrobes and luxury en suite shower room
- Bedroom two with built in wardrobes and bedroom three/study currently fitted with office furniture
- Modern bathroom with white three-piece suite being fully tiled
- Double glazing and under floor gas central heating
- Outside: a brick paviour driveway providing ample off-road parking. The front garden is then enclosed by low brick wall, board fencing and trellising with mature shrubs and plants. Wide side access then leads to the rear private garden with superb workshop/office. A paved patio leading to lawn area with well stocked flower and shrub borders and established plants and a timber shed. The garden us enclosed by panel fencing and trellising.
- Tenure: we understand from the vendor that it is share of freehold with a 999 year lease in 2011
- Maintenance: shared 'as and when' with 1<sup>st</sup> floor apartment.

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 walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D 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.

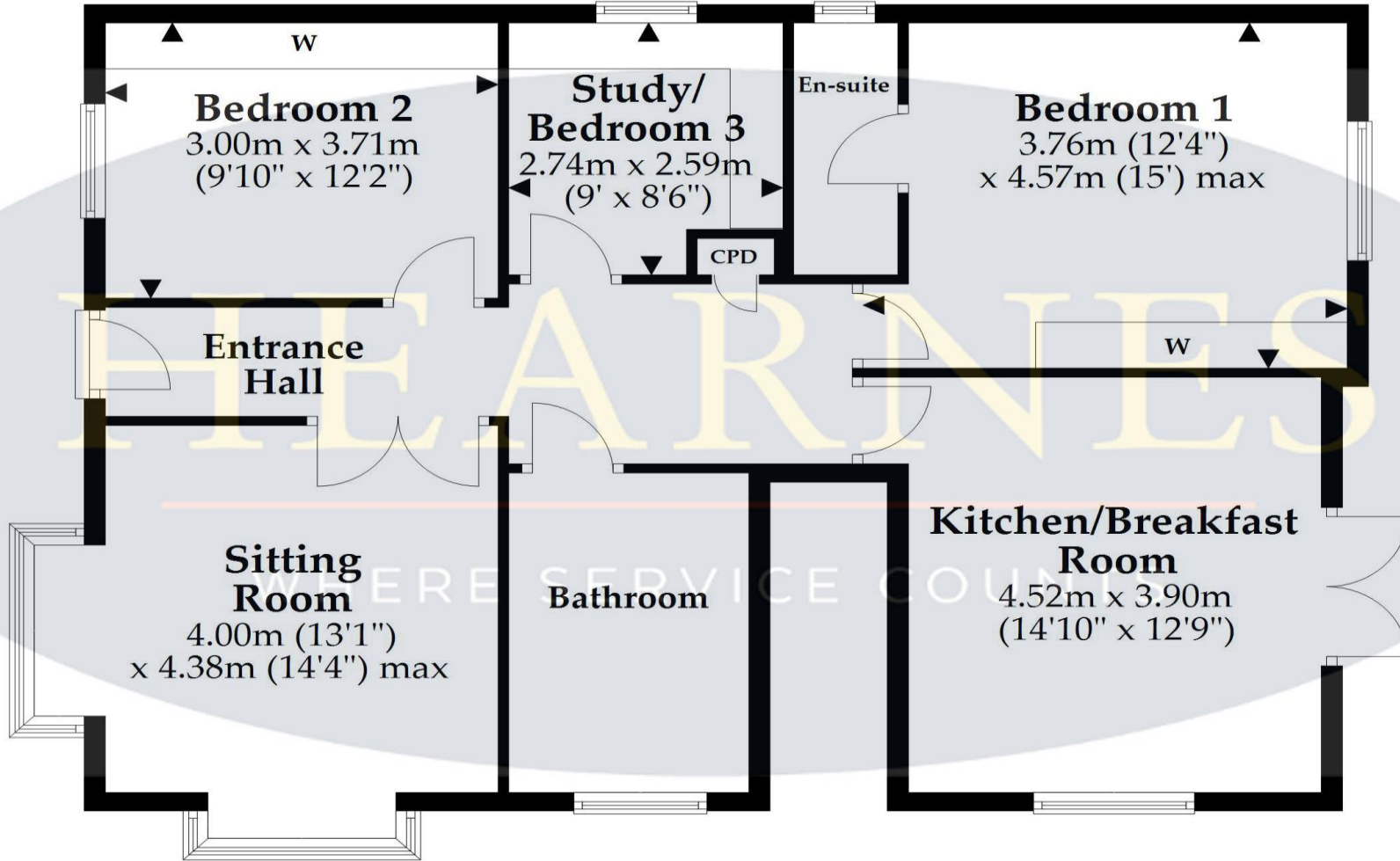




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

# Ground Floor

Approx. 93.9 sq. metres (1010.3 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

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







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