



TOWN  
CENTRE

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Station Road  
Wimborne, Dorset, BH21 1RQ

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## LEASEHOLD PRICE: £176,000

A generous size one bedroom top floor apartment with kitchen/diner, spacious sitting room, loft storage space and garage within easy walking distance of the town centre. NO FORWARD CHAIN.

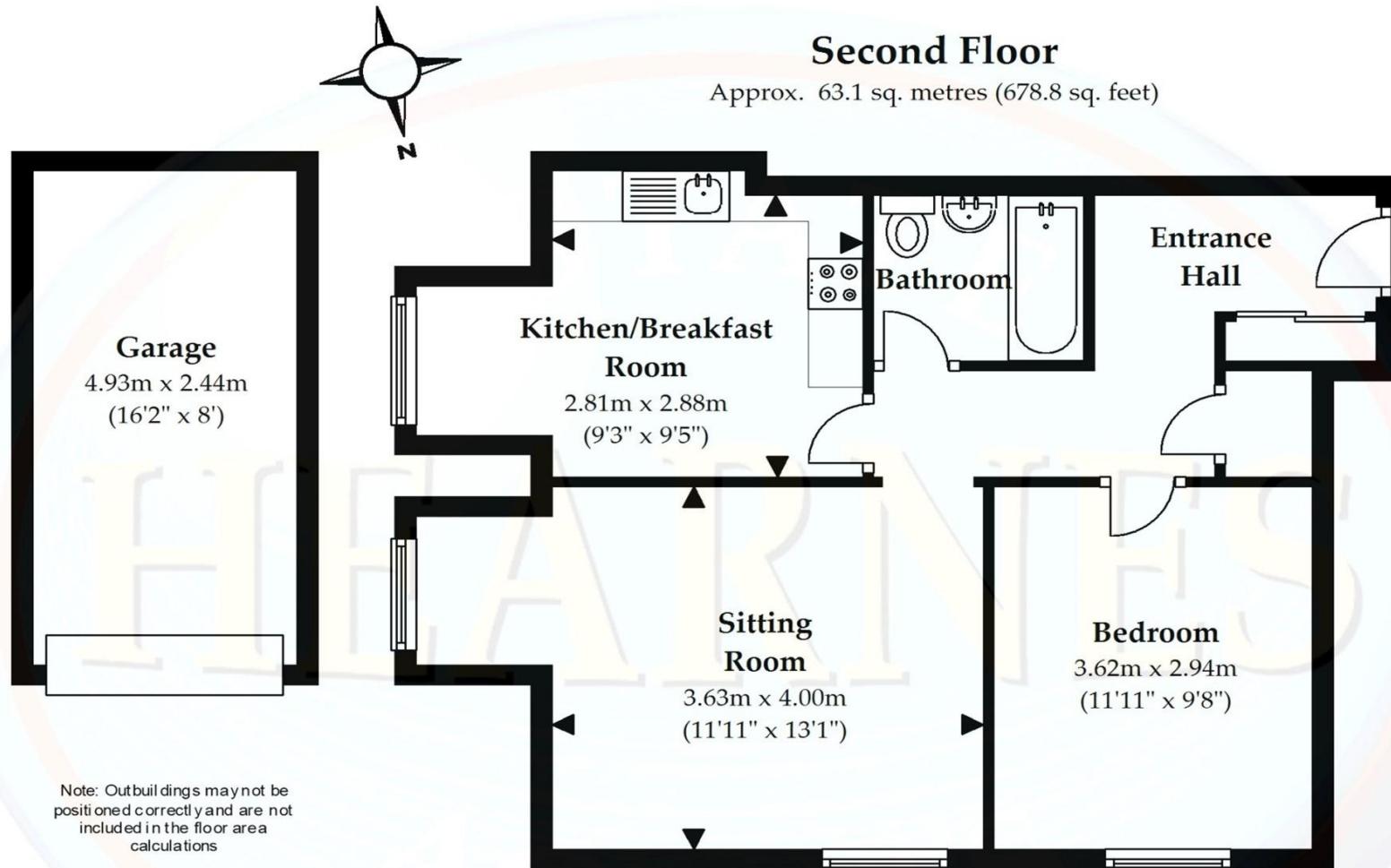
- Good size entrance hall with engineered wood flooring which flows through to the bedroom, sitting room and storage cupboards
- Kitchen/diner finished in a range of wood effect units, contemporary worktops, tiled flooring, built in cooker, space for fridge and freezer
- Dual aspect sitting room with engineered wood flooring
- Bathroom with bath and shower over, pedestal wash hand basin and WC
- Double bedroom with space for wardrobe and chest of drawers
- Gas central heating
- Garage in a block and 'first come first served' parking
- Tenure: We understand from the vendor the lease has 90 years remaining
- Maintenance: We understand from the vendor the service charge is £1,678 per annum and ground rent is £200 per annum.

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: D

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.





Total area: approx. 63.1 sq. metres (678.8 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

