

# HEARNES

WHERE SERVICE COUNTS



Wimborne, Dorset, BH21 1BT



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## LEASEHOLD PRICE: £350,000

A unique opportunity to acquire a character two bedroom maisonette apartment with private rear garden and garage situated within easy walking distance of the town centre. NO FORWARD CHAIN.

- Personal front door leading to entrance porch with tiled flooring
- Entrance hallway with beautiful staircase leading to first floor landing
- Hallway with storage cupboard and door off to principal rooms
- Stunning sitting room with fireplace and inset coal effect gas fire enjoying a dual aspect
- Separate dining room with square arch leading to kitchen
- Good size kitchen with range of base and eye level units and complementary worktops, inset electric hob and oven below and extractor fan over, space for appliances, further built in storage cupboard and dual aspect
- Superb main bedroom with built in wardrobe and enjoying a dual aspect
- Large bathroom with shaped enclosed bath and shower over, wash hand basin, WC and part tiled
- Stairs to open plan bedroom two
- Bedroom two with velux window and door off to large storage room/loft area
- Mostly double glazed and many character features
- Outside: Garage in block accessed via Leigh Road. Private rear garden with patio area leading onto lawn with mature flower, tree and shrub border, garden shed and enclosed by panel fencing and brick walling
- Tenure: We understand from the vendor the property is leasehold with 149 years remaining
- Maintenance: We understand from the vendor the maintenance of the building is equally shared with the other flats. Ground rent is peppercorn

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 Hearn's 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.



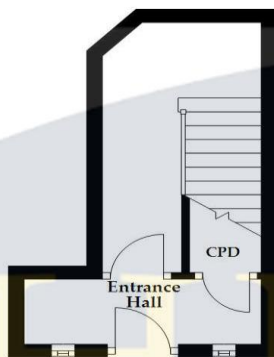






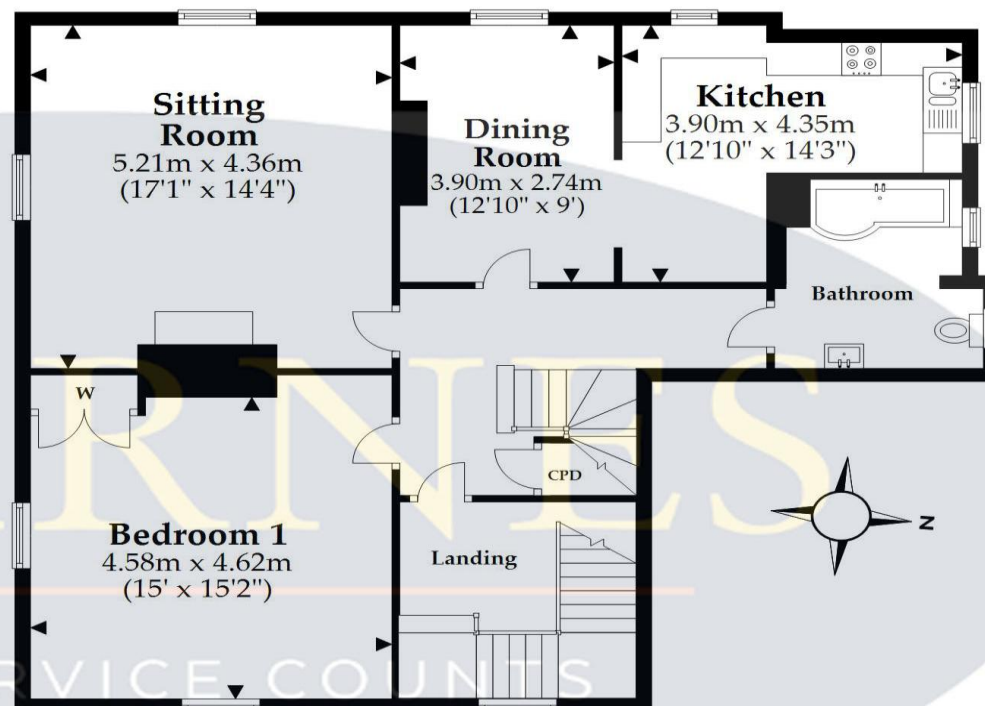
## Ground Floor

Approx. 10.8 sq. metres (116.0 sq. feet)



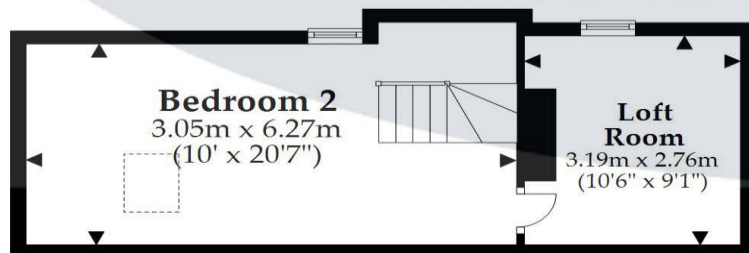
## First Floor

Approx. 100.6 sq. metres (1083.2 sq. feet)



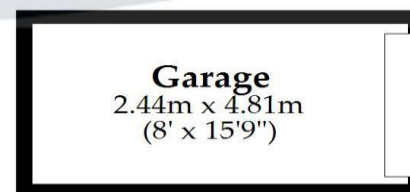
## Second Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



## Garage

Approx. 11.7 sq. metres (126.3 sq. feet)



Total area: approx. 152.0 sq. metres (1635.6 sq. feet)

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

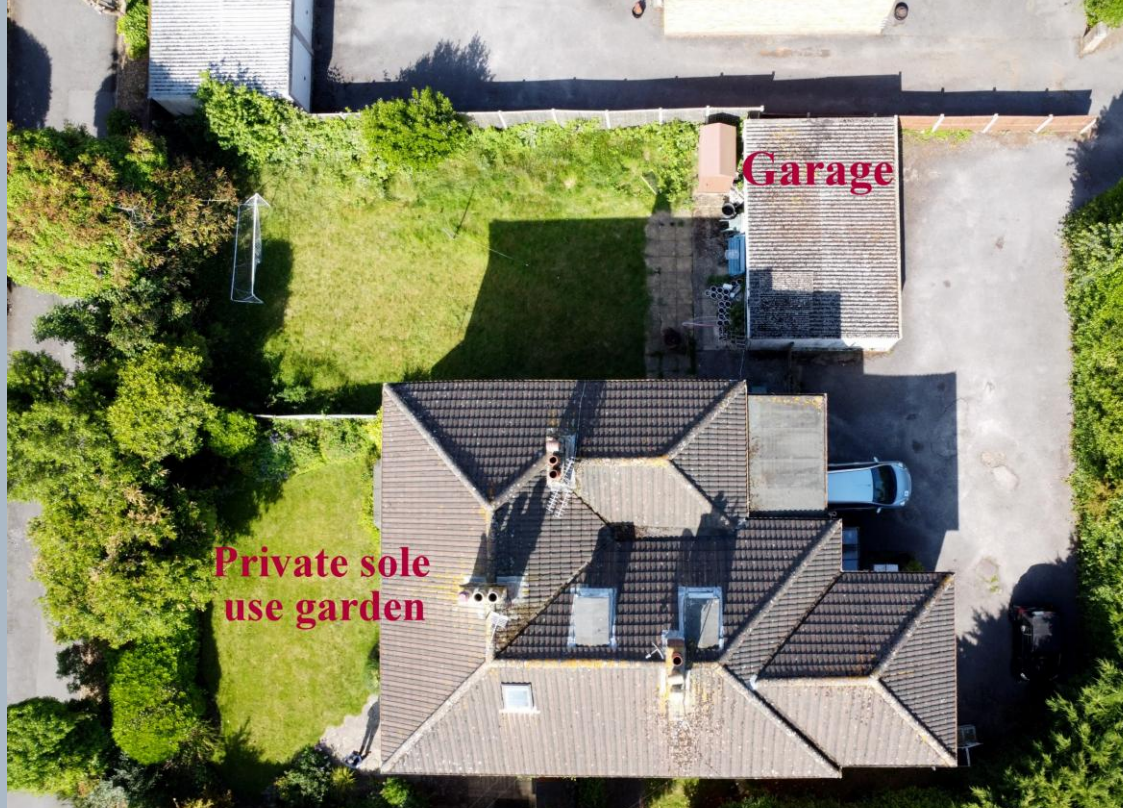




**Private garden  
for sole use**







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