



HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1LS

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LEASEHOLD PRICE: £210,000

A spacious two double bedroom, two reception room second floor apartment with allocated parking situated in a popular location within walking distance of the town centre.

- Communal entrance hallway with stairs to second floor landing
- Entrance hall with large storage cupboard
- Large sitting room with separate dining room
- Kitchen with range of base and eye level units and worktops with space for appliances
- Two double bedrooms
- Bathroom with white three piece suite, airing cupboard and space for washing machine
- Double glazing and electric heating
- Communal gardens with drying area and allocated parking space
- Maintenance: We understand from the vendor the maintenance is approximately £100 per month
- Tenure: We understand from the vendor there is a lease with 173 years remaining

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.

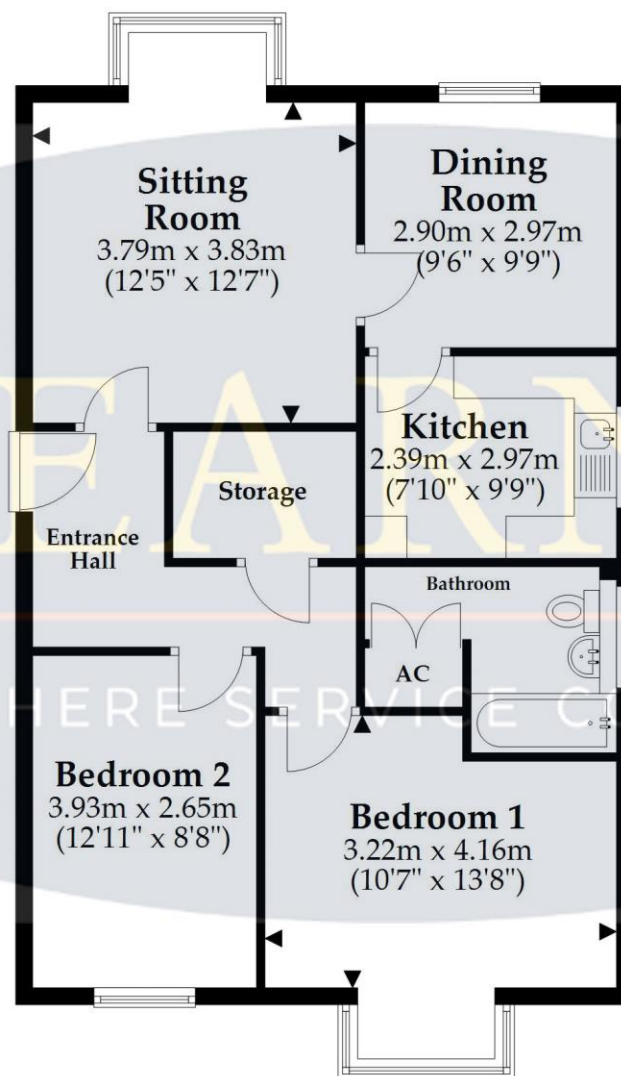
COUNCIL TAX BAND: C EPC RATING: D

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.



Second Floor

Approx. 73.7 sq. metres (792.8 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

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



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