

# HEARNES

WHERE SERVICE COUNTS

**Wimborne, Dorset, BH21 1UW**

# Wimborne, Dorset, BH21 1UW

## LEASEHOLD PRICE £195,000

A well proportioned one bedroom top floor apartment with balcony offering views over the town centre and garage in block. NO FORWARD CHAIN.

- Secure entry phone system and lift/stairs to the top floor
- Entrance hall with skylight window and storage cupboard
- Generous size sitting room/diner with dual aspect and double glazed sliding doors opening onto the balcony
- Kitchen with range of floor and wall mounted units and complementary worktops with space for washing machine, cooker and fridge freezer
- Bathroom with shower over the bath, wash hand basin and low level flush WC
- Garage set in a block in the grounds with up and over door
- Maintenance: We have been advised by the vendor this is £1,740 per annum. Ground rent: Nil
- Tenure: We understand from the vendor that the lease is 199 years from 2008

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.

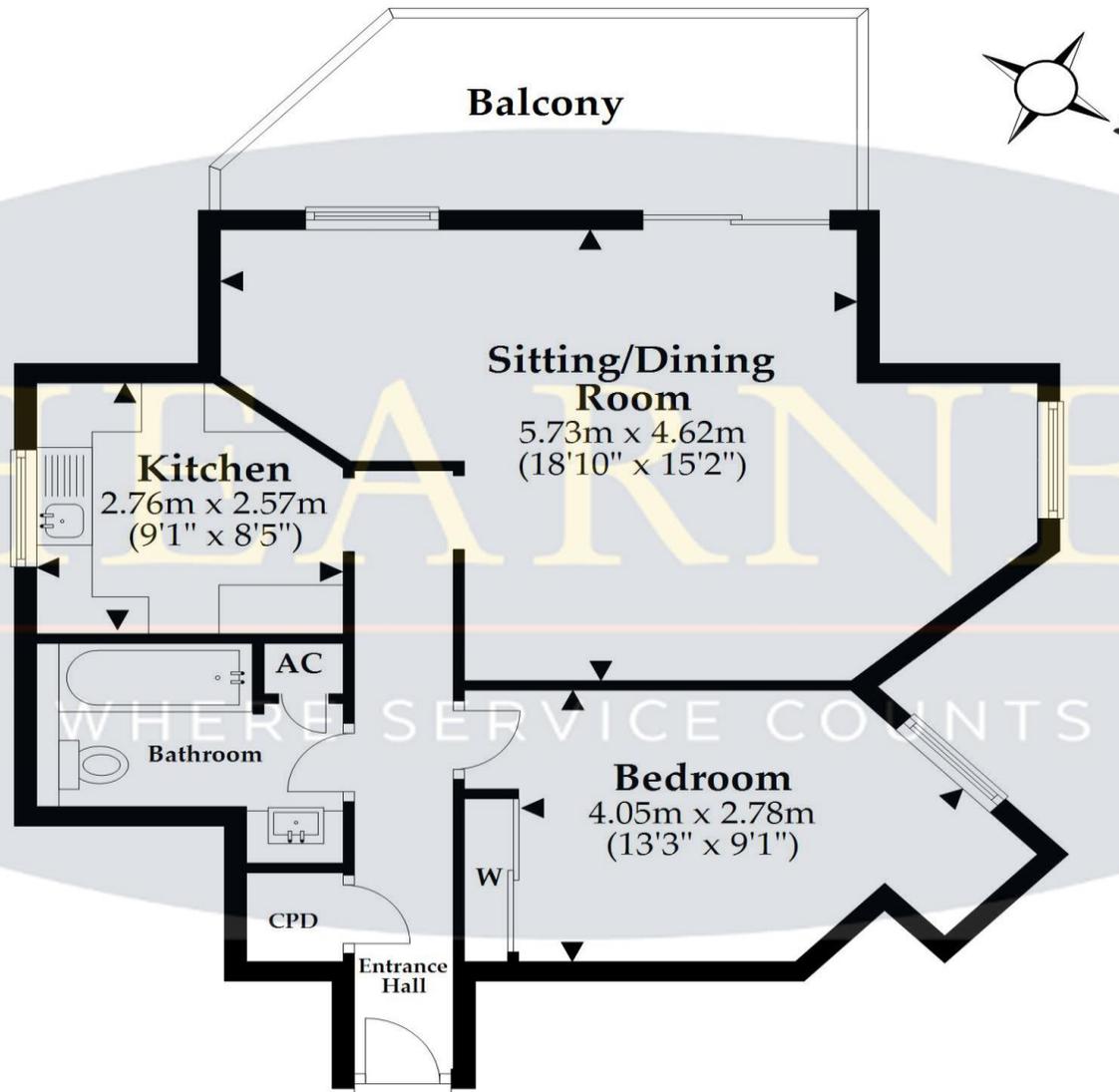
COUNCIL TAX BAND: B      EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Heames 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.



# Third Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 54.8 sq. metres (590.1 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

