

**Share of freehold**

**HEARNES**

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**Wimborne, Dorset, BH21 1UW**

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## SHARE OF FREEHOLD PRICE: £240,000

A spacious two double bedroom ground floor apartment set in Wimborne town centre with a dual aspect sitting room, a recently refurbished shower room, separate cloakroom, a private balcony, new carpets in sitting/dining room and bedrooms and a garage with electric door.

- Balcony with power and light
- Access via security phone into communal entrance hall
- Entrance hall with storage cupboard
- Kitchen with a range of white units with complementary worktops, a double oven, gas hob, integrated fridge freezer, dishwasher and washing machine with front aspect garden views
- Two double bedrooms both with fitted wardrobes
- Recently refurbished shower room with double shower cubicle, wash hand basin and WC set into a range of fitted furniture
- Separate cloakroom with wall mounted wash hand basin and WC
- Dual aspect sitting room with double glazed sliding patio doors opening onto the balcony
- Communal grounds
- Garage in block with electric up and over door with power and light
- Tenure: We understand from the vendor there is a share of freehold with 181 years remaining
- Maintenance: We understand from the vendor is approximately £1,750 per annum

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: 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.

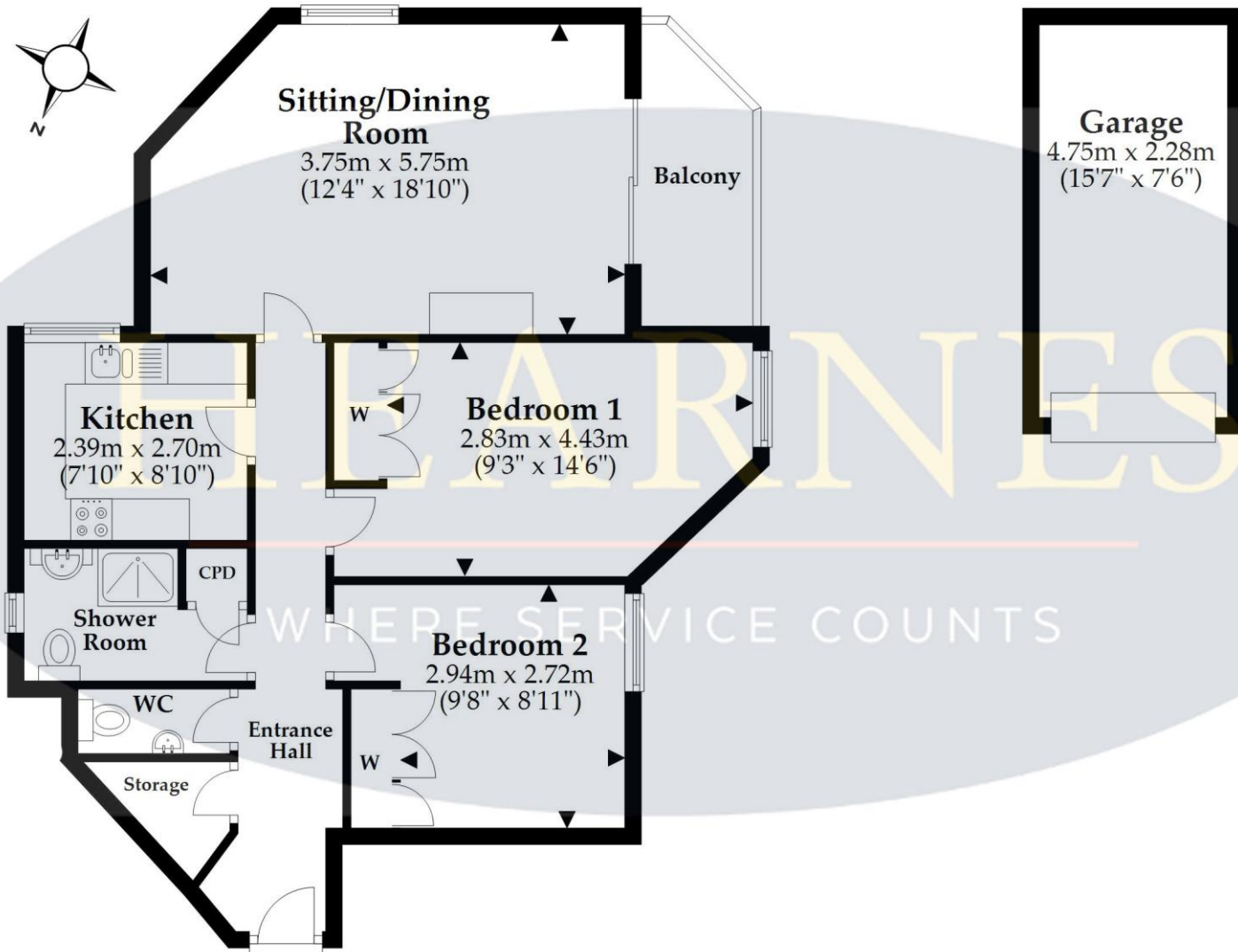


## Ground Floor

Approx. 67.3 sq. metres (724.7 sq. feet)

## Outbuilding

Approx. 10.8 sq. metres (116.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

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



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