

WAITROSE

HEARNES

WHERE SERVICE COUNTS

FOR SALE

Wimborne, Dorset, BH21 1UP

Wimborne, Dorset, BH21 1UP

SHARE OF FREEHOLD PRICE: £229,950

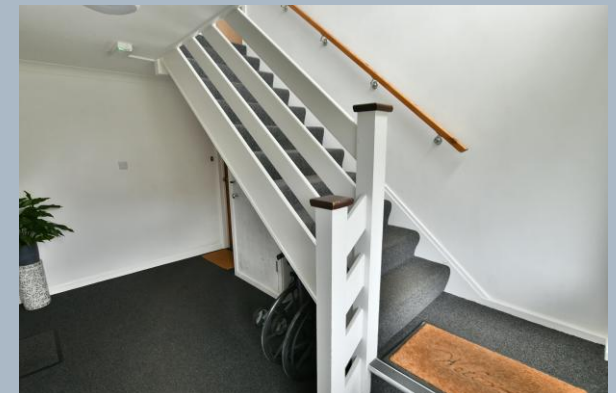
A well presented and spacious two double bedroom purpose built first floor apartment within a short level walk to the town centre. NO FORWARD CHAIN.

- Communal entrance hallway with stairs to first floor
- 'L' shaped entrance hallway with meter cupboard and access to a large loft space mostly boarded for storage with light
- Good size sitting room with westerly facing window overlooking the river to the rear
- Modern kitchen with base and eye level units and complementary worktops, ceramic hob and electric oven with extractor fan over, Bosch washing machine and fridge freezer, cupboard housing Glow worm gas fired combination boiler, rear aspect window
- Two bedrooms, main bedroom with built in wardrobes and separate storage cupboard
- Modern bathroom with white three piece suite, electric wall mounted shower over bath, wash hand basin and WC
- Double glazing and gas heating
- Outside: Communal well maintained gardens with residents parking bays on a 'first come first served' basis
- Tenure: Share of Freehold: We understand from the vendor the lease is 999 years from March 1967
- Maintenance: We understand from the vendor the service charge is approximately £2,000 per annum paid to Minster Property Management Ltd

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 a short distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B EPC RATING: C

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.



First Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 sq. feet)

This plan is not to scale and 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

