

HEARNES

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Wimborne
Dorset, BH21 1NY

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LEASEHOLD PRICE: £300,000

A charming and spacious first floor apartment offering two bedrooms, generous size living accommodation, private rear garden, garage and parking space. Occupying a sought after location just a short walk from the town centre, this delightful home combines character, space and convenience making it an ideal first time purchase, investment or downsizing opportunity.

- Shared entrance hallway with door and stairs to first floor landing
- Split level landing area with storage cupboard, access to boarded loft area
- Stunning sitting room with fireplace, tiled hearth and bay window
- Spacious kitchen/breakfast room with range of base and eye level units and complementary worktops, inset hob with electric oven, integrated dishwasher, space for fridge freezer, table and chairs, Side aspect window with rear door with steps leading down to garden
- Utility cupboard with space for washing machine and tumble dryer
- Modern bathroom with bath and shower over, shower screen, vanity unit with wash hand basin and WC
- Two good size bedrooms
- Outside: Private rear garden with patio area and flower, tree and shrub inset with pathway leading down to gate with access to parking space and garage
- Tenure: We understand from the vendor, there is approximately 138 years left on the lease
- Maintenance: We understand from the vendor is approximately £900 per annum to cover buildings insurance and general maintenance
- Ground rent: We understand from the vendor, there is a peppercorn ground rent

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: C

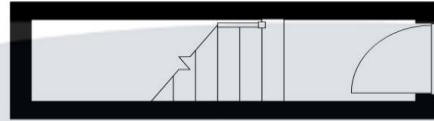
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 3.4 sq. metres (36.2 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)

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



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