



Wimborne, Dorset, BH21 1UR

MARLBOROUGH COURT

Wimborne Dorset, BH21 1UR

LEASEHOLD PRICE: Offers in excess of £150,000

A second floor (top floor) one-bedroom purpose-built apartment with open plan living/kitchen area and modern bathroom in the town centre and benefitting from an allocated parking space. 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. NO FORWARD CHAIN.

- Communal entrance hallway with security entry phone system and stairs to second floor landing (shared with only one other apartment)
- Entrance hallway with storage and metre cupboard
- Open plan kitchen/living/dining room: kitchen with range of base and eye level units with complementary worktops, inset electric hob and oven with extractor fan over and space for appliances
- Bedroom with built in wardrobe
- Bathroom with modern white suite with electric shower over bath
- Double glazing and night storage heating
- Well maintained communal grounds with allocated parking space
- Tenure: we understand from our vendor there is 999 years from 1st January 1980
- Service charge: we understand from our vendor is approximately £2,392 per annum paid six monthly
- Ground rent: we understand from our vendor is a peppercorn ground rent and is included within the service charge
- Lettings permitted (minimum of 6 months)
- No pets

COUNCIL TAX BAND: B

EPC RATING: D

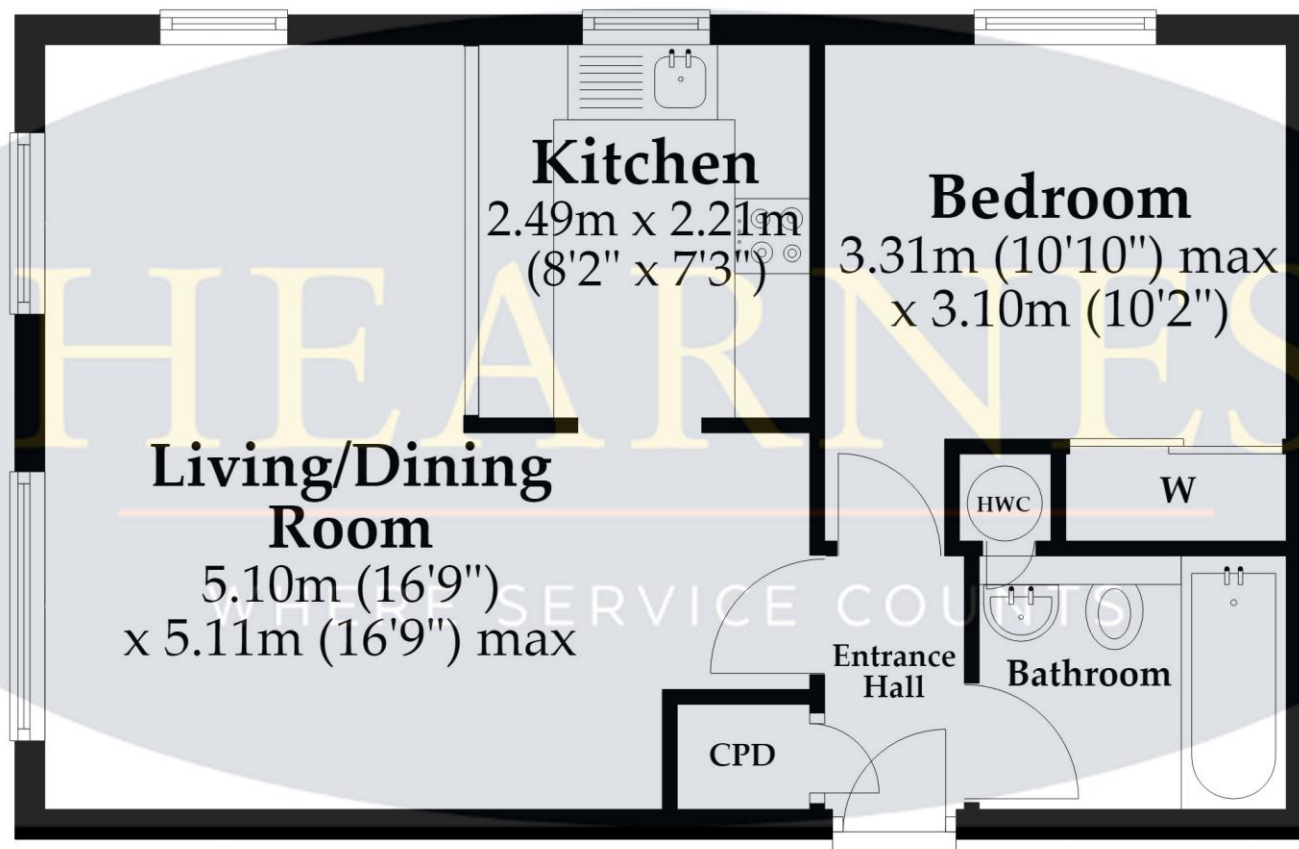
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 42.3 sq. metres (454.8 sq. feet)

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

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

