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**Wimborne, Dorset, BH21 1BZ**

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# SHARE OF FREEHOLD PRICE £295,000

A deceptively spacious two double bedroom, two bathroom first floor apartment with lift access, garage, parking and two entry points one with ramp access within easy reach of town centre. NO FORWARD CHAIN.

- Communal entrance with security phone entry and access to lifts. Separate ramp entry point from the rear close to the garages which also acts as a fire escape
- Entrance hall with two storage cupboards
- Generous size sitting/dining room with five double glazed windows
- Kitchen finished with a range of green units and complementary worktops, built in oven, gas hob, dishwasher, integrated washer dryer and free-standing fridge freezer
- Two double bedrooms, one with fitted wardrobes and en suite shower room with shower cubicle, wash hand basin set on a vanity unit, WC and heated towel rail
- Bathroom with shower over the bath, pedestal wash hand basin and WC
- Garage in block and allocated parking space
- Two visitor parking bays
- Communal gardens
- Maintenance: We understand from the vendor this is approximately £1,700 per annum
- Tenure: We understand from the vendor this is a leasehold property with share of freehold - 983 years remaining (please be aware, no pets are permitted in the property)

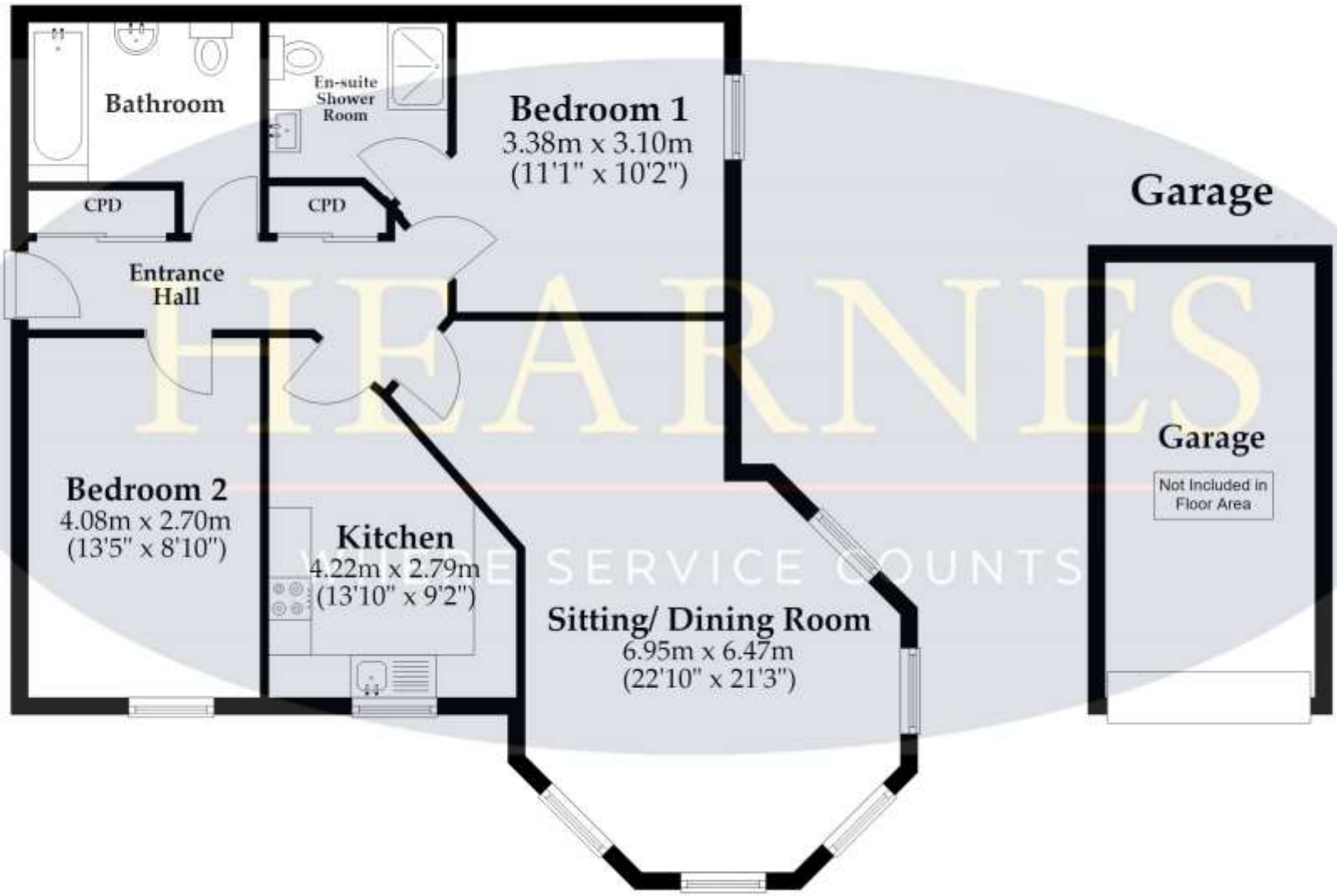
Wimborne offers an excellent range of amenities and services for residents, including doctors' surgeries, a local hospital and a selection of highly regarded schools. The town also benefits from a variety of shops, cafés and restaurants with Waitrose conveniently located nearby for everyday shopping needs. A good choice of leisure and recreational facilities can also be found nearby while the surrounding countryside provides easy access to some of Dorset's most beautiful landscapes with miles of scenic bridleways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D 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. 75.5 sq. metres (812.6 sq. feet)

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Total area: approx. 75.5 sq. metres (812.6 sq. feet)

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

LJT SURVEYING

Rear
access

rear access

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