



Wimborne, Dorset, BH21 1JX

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LEASEHOLD PRICE GUIDE: £210,000 - £220,000

An elegant and spacious two bedroom first floor apartment in Westfield House which is a sympathetically converted Victorian property, set in charming well maintained landscaped grounds. It is a uniquely quiet location in central Wimborne tucked away a short level walk from the main Square. NO FORWARD CHAIN.

- Security entrance phone system with communal hallways leading to first floor
- Entrance hallway with security entrance phone, airing cupboard and fuse board cupboard
- Spacious sitting room with ornamental fireplace enjoying a dual aspect
- Modern kitchen with range of base, eye level and pan drawers and units, inset hob with adjacent oven and microwave oven, freestanding fridge freezer and washing machine
- Two bedrooms both with fitted wardrobes
- Fully tiled shower room with corner shower unit, wash hand basin, WC, ladder style heated towel rail, shower point and extractor fan
- Sealed unit double glazing and electric heating
- Communal parking for residents and visitors
- Superb communal landscaped grounds with well-maintained lawns, a variety of established trees, shrub and flower borders and pleasant seating areas
- Tenure: Leasehold – We understand from the vendor the lease is 999 years from 1.1.1988
- Maintenance: We understand from the vendor the maintenance charge for a half year is £1,331.35

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.

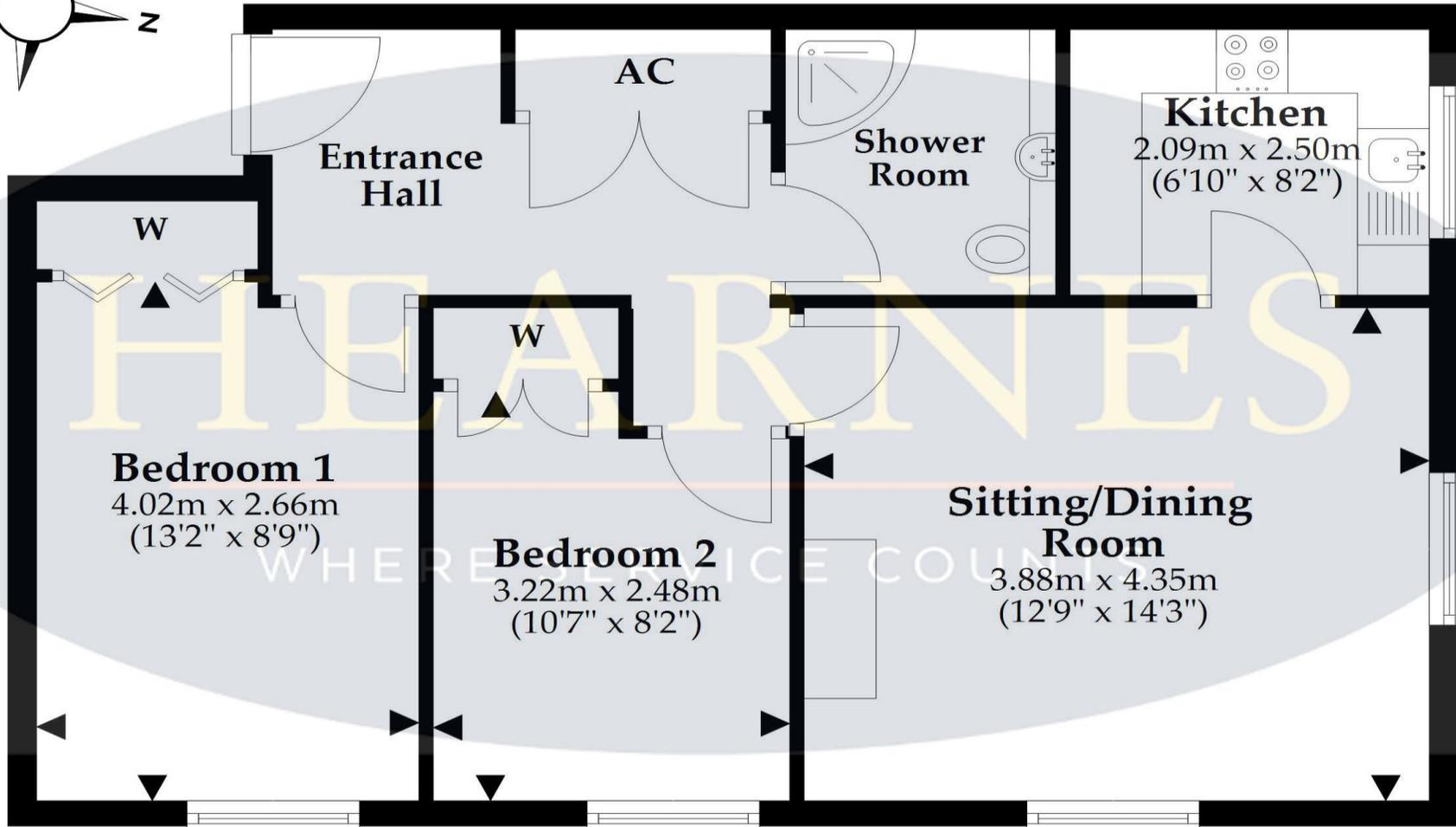
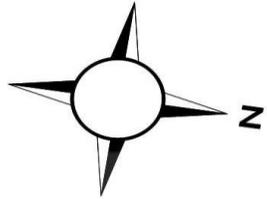
COUNCIL TAX BAND: C EPC RATING: C

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.



First Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 sq. feet)

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



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