



WESTBOROUGH
COURT



**West Borough
Wimborne, Dorset, BH21 1NH**

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SHARE OF FREEHOLD PRICE: £260,000

A well presented and spacious two double bedroom purpose built first floor apartment with modern kitchen and shower room in a small block of four flats with garage, within walking distance of the town centre. NO FORWARD CHAIN.

- Communal entrance hallway with stairs to large first floor landing
- Entrance hallway with storage cupboard and access to loft space
- Large sitting/dining room
- Modern kitchen with base and eye level units, complementary worktops, inset gas hob with extractor fan and adjoining electric oven, freestanding washing machine, storage cupboard and space for fridge freezer
- Modern shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Two double bedrooms, bedroom one with built in wardrobes and bedroom two enjoying a rear aspect
- Double glazing and gas heating
- Tenure: We understand from the vendor the property has a share of freehold
- Maintenance: We understand from the vendor that this is shared with the other three apartments on an 'as and when' basis
- Outside: Communal grounds and to the rear a garage in a block with power and light, plus one visitor parking bay

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

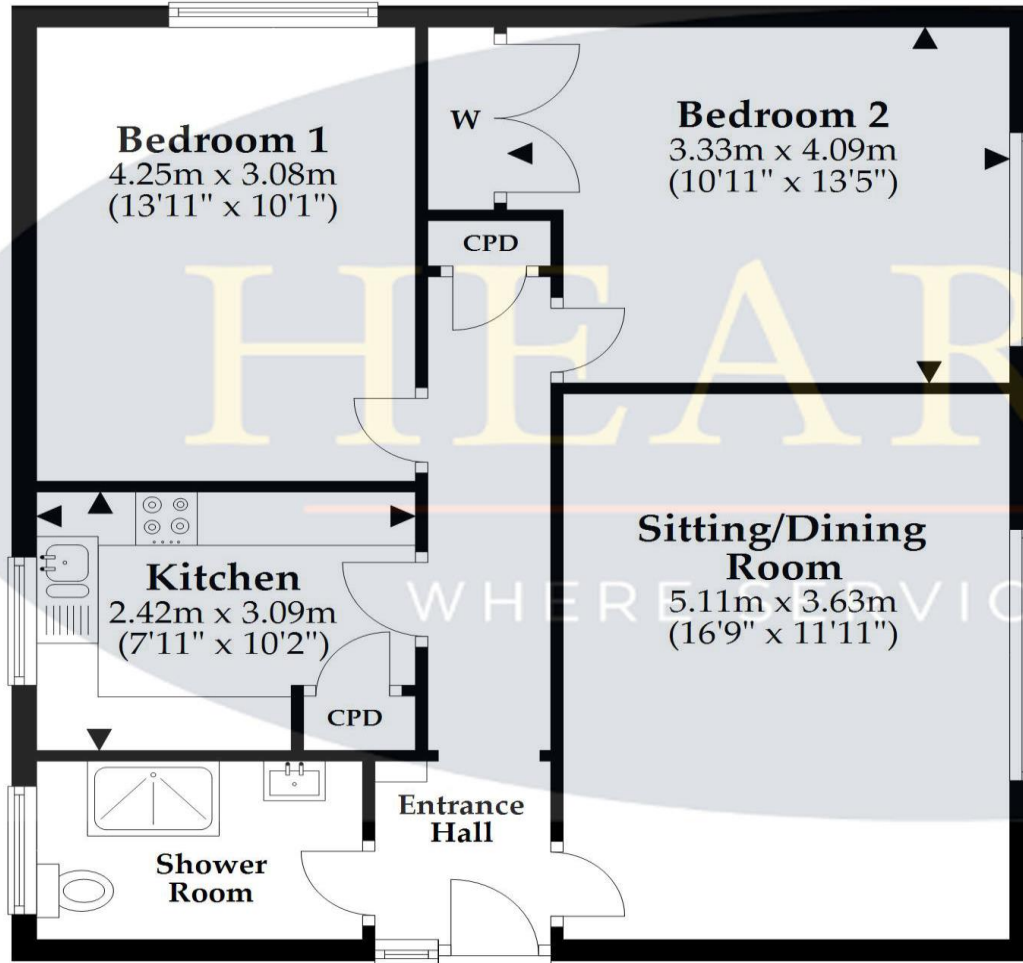
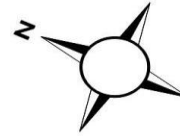
COUNCIL TAX BAND: C EPC RATING: C

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.

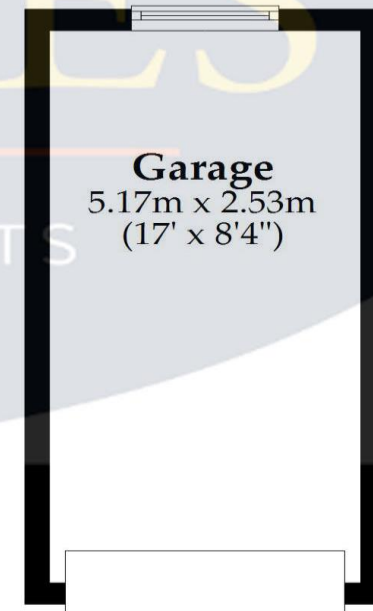


First Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



Garage
Approx. 13.1 sq. metres (140.8 sq. feet)



Total area: approx. 80.6 sq. metres (868.1 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

