



Wimborne
Dorset, BH21 1RE

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SHARE OF FREEHOLD PRICE GUIDE: £265,000

A well presented two bedroom ground floor garden apartment with own private entrance and garage situated in quiet cul de sac location within easy access to the River Stour walks and the town centre.

- Own personal front door leading to entrance hallway
- Outside utility cupboard with space for washing machine and tumble dryer
- Spacious sitting/dining room with feature stone fireplace with inset electric fire, rear window and French doors leading on to private patio garden
- Kitchen with base and eye level units with complementary worktops, built in fridge freezer, inset gas hob and electric oven below with extractor fan, space for slimline dishwasher, part tiled walls
- Two bedrooms, both with mirror fronted built in wardrobes
- Fully tiled bathroom with shaped enclosed bath with shower over, vanity unit with wash hand basin, WC and heated ladder style towel rail
- Double glazing and gas heating
- Outside: A pedestrian gate gives access to front door. The private west facing patio garden has established shrubs enclosed by panel fencing and brick walling
- Garage in block with casual parking to the front of the property
- Tenure: We understand from the vendor there is a share of freehold with a lease of 999 years from 1986
- Maintenance: We understand from the vendor there are no maintenance charges

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: B EPC RATING: D

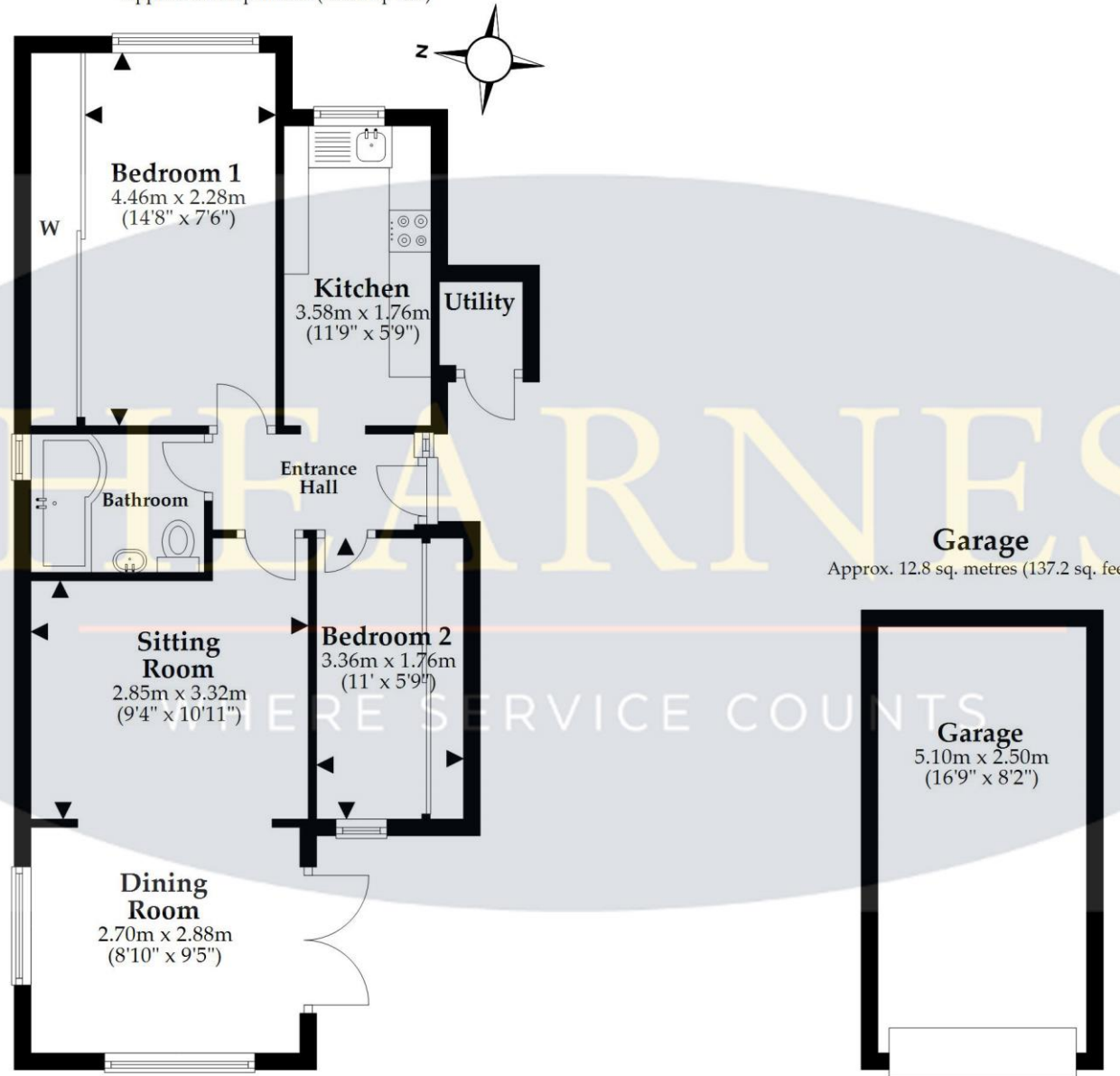
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 sq. feet)

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



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