



TOWN
CENTRE

WAITROSE

DOCTORS

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1AF

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SHARE OF FREEHOLD PRICE: Offers in excess of £200,000

A spacious ground floor purpose-built apartment offering two double bedrooms, modern fitted kitchen and bathroom with allocated parking space, within a short level walk to the town centre. NO FORWARD CHAIN.

- Communal entrance hallway leads to front door
- 'L' shaped hallway with storage cupboard and cupboard housing boiler
- Good sized sitting room
- Kitchen with range of base and eye level cupboards with complementary worktops and space for appliances
- Fully tiled bathroom with three-piece suite
- Two double bedrooms
- Double glazing and gas heating
- Outside: allocated parking space and visitor parking
- Tenure: we understand from the vendor there is a share of freehold
- Lease: we understand from our vendor this is 999 years from 1978
- Service charge: we understand from our vendor is approximately £45 per month

The location of the property combines the advantage of the 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.

EPC RATING: C

COUNCIL TAX BAND: B

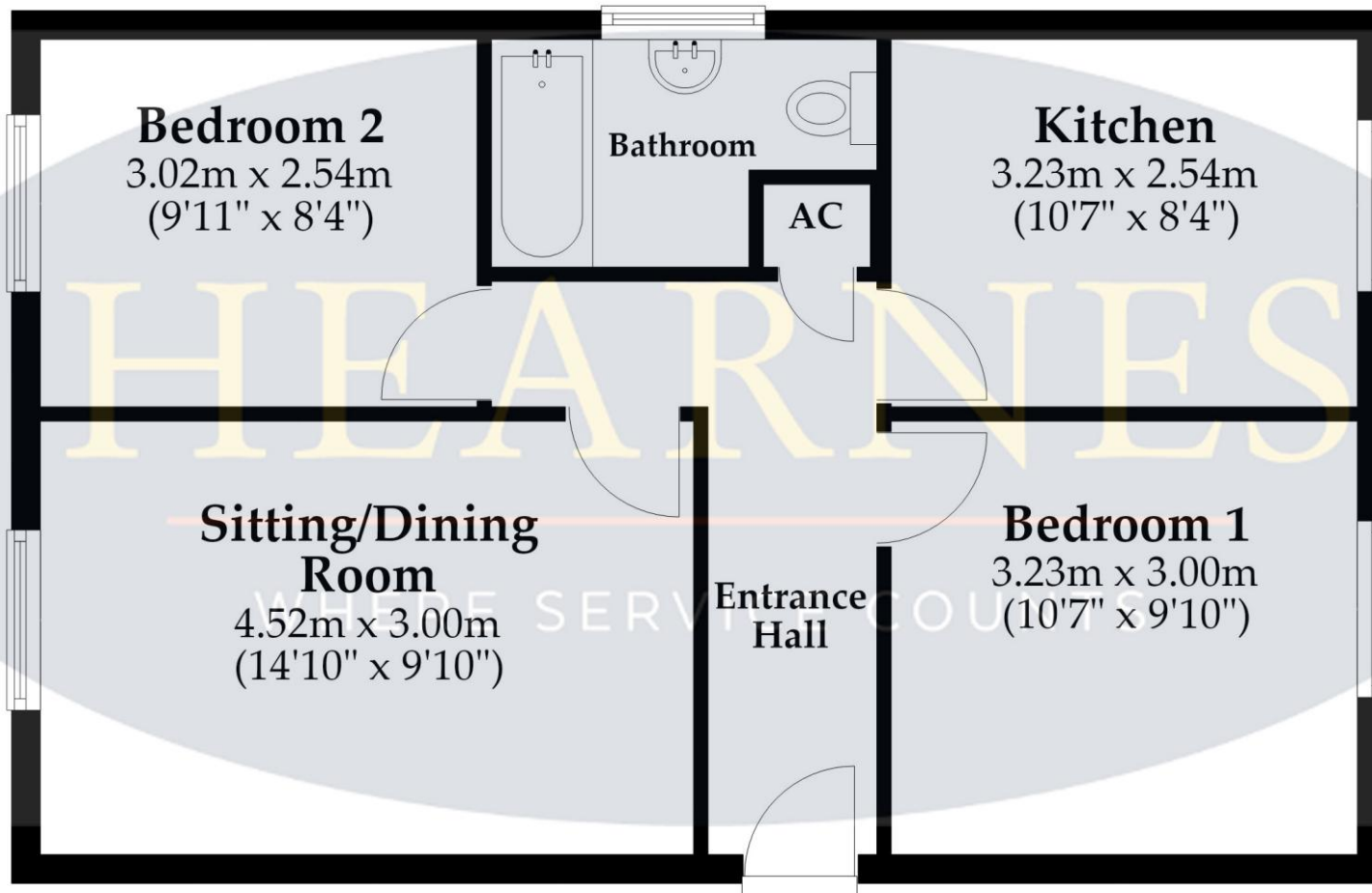
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



Note: Measurements were not taken
by LJT Surveying and we can not
guarantee their accuracy.

Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.0 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

