



4 Grangewood Hall Cranfield Avenue, Wimborne, BH21

£335,000

- Purpose Built Apartment
- Lift To All Floors
- Gas Central Heating
- Two Double Bedrooms, Two Bathrooms
- Garage and Visitors Parking
- Double Glazed
- Spacious Lounge / Diner
- Well Presented
- Sought After Location

4 Grangewood Hall Cranfield Avenue, Wimborne BH21 1BZ

A superb two double bedroom purpose built first floor apartment built approximately thirty years ago and situated in a popular block set in landscaped communal grounds. Close to Wimborne town centre, the property is well kept throughout with each room being a generous size and having character features including high ceilings and large bay window to the lounge/diner. With the benefit of lift in the block, garage, and ample visitors parking, the property is ideal as a first time buy or for a couple looking to downsize.



Council Tax Band:



Property Details

Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

Description

Accommodation Comprises. Front Door to Communal Entrance Hall, access to the First Floor via lift and stairs which lead to Flat 4. Front Door to Entrance Hall, large built in stage cupboards, doors to all main rooms. Lounge/Diner, a generous sized room with specific lounge and dining areas, lounge area has a feature octagonal bay South facing window. Separate Kitchen, range of work surfaces with ample storage cupboards, built in oven and hob, space for further appliances, wall mounted combi boiler, window to front. Main

Bedroom, good size double, range of fitted wardrobes, window to front. En-suite shower Room, newly refurbished, low level w.c, wash hand basin, part tiled. Bedroom Two, large double with window to side, range of shelving. Family Bathroom, paneled bath, low level w.c, wash hand basin. Outside, the property has the benefit of allocated Garage in block. Ample visitors parking. Grounds are well kept. Mainly laid to lawn with various mature flower and shrub borders.

Tenure

Leasehold 999 years from 2010
Remaining lease 985 years
Ground Rent - Peppercorn
Service Charge £1,740 per annum, paid half yearly.

We anticipate a monthly rent in the region of £1,250.

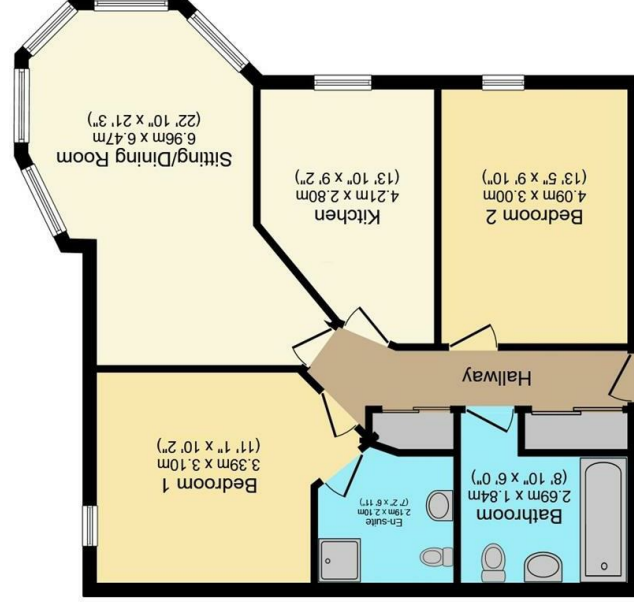
Council Tax D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TOTAL: 73.3 m² (789 sq.ft.)

First Floor
Floor area 73.3 m² (789 sq.ft.)



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
EU Directive 2002/91/EC	
Potential	73
Current	

Views

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.

