

Local expertise with powerful national marketing



**HIGH STREET**

WIMBORNE, BH21 1HR



# GUIDE PRICE £240,000

GRADE 2 LISTED BUILDING - The High Street is a SPACIOUS TWO BEDROOM APARTMENT, which is located within the heart of WIMBORNE TOWN CENTRE, over a commercial premises. The property is accessed via a private entrance, with stairs up to the first floor.

Upstairs, the light landing provides access to all principal rooms and a large storage cupboard. There is a family bathroom with a bath and separate shower, WC and basin, as well as a separate cloakroom with WC and basin. The kitchen provides plenty of space for a dining table and also benefits from a large storage cupboard. The large lounge is very generously sized with a view over Wimborne High Street. There are two double bedrooms, both spacious, also with an outlook across the town.

The property benefits from one car parking space and there is a second parking space available with separate negotiation.

This property really is in the heart of this beautiful market town and has an extensive range of shops, café's, pubs, restaurants, transport links, entertainment and walks right on the door step, as well as Wimborne Minster itself.

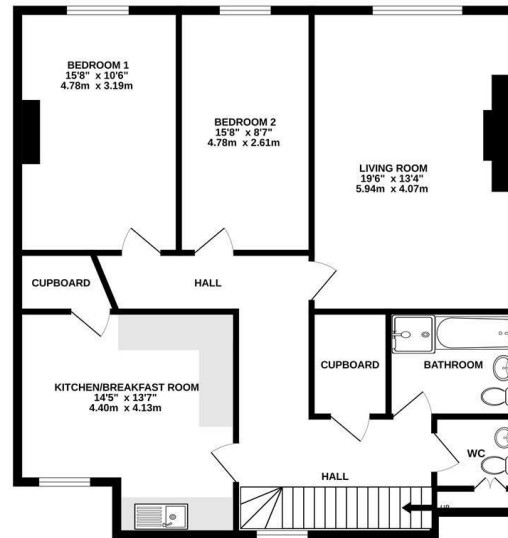
The property enjoys a Share of Freehold but a new lease will be required - details TBC  
We believe there is a road maintenance charge of approximately £250 pa.

Energy Performance Rating D  
Council Tax Band B



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FIRST FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of such, including internal and external, are approximate and are not intended to be used for any other purpose. This plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Made with Metropac 12/04

## Ferndown Office

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