



**Connells**

Meadow Court Leigh Road  
Wimborne

# Meadow Court Leigh Road Wimborne BH21 2BG

for sale offers in excess of  
**£220,000**



## Property Description

A well presented 2 bedroom ground floor apartment benefiting from a newly fitted kitchen and bathroom, 2 generous sized bedrooms, under floor heating in both the kitchen and bathroom, newly fitted top of the range radiators throughout, garage and off road parking and just a few miles away from Wimborne Town Centre.

Wimborne is a thriving market town in East Dorset with a array of shopping facilities, restaurants, and attractions for everyone along side doctors, a local hospital and sought after schools. Easily accessible by car or on foot and offering great public transport links to Poole, Bournemouth and surrounding areas.

The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction benefiting from the gorgeous countryside which offers natural beauty and miles of bridleways, footpaths and coastal routes to explore.

## Entrance Hall

Wooden effect flooring with storage cupboard and doors to all rooms.

## Lounge/Diner

16' 6" x 16' 10" MAX ( 5.03m x 5.13m MAX )

Carpeted with front aspect double glazed window, radiator, TV and telephone point.

## Kitchen

11' 5" x 8' 3" ( 3.48m x 2.51m )

Wooden effect tiled flooring with under floor heating, double rear aspect double glazed window, a range of wall and base soft close units, part tiled walls, 4 ring electric hob with extractor fan and hood over, eye level oven and microwave, stainless steel sink with drainer and mixer tap, space for dishwasher, washing machine and fridge/freezer.





### **Bedroom 1**

11' 4" x 10' 3" ( 3.45m x 3.12m )

Carpeted with rear aspect double glazed window, radiator, TV point and fitted wardrobe with mirrored sliding doors.

### **Bedroom 2**

13' 9" x 7' 9" ( 4.19m x 2.36m )

Carpeted with front aspect double glazed window and radiator.

### **Bathroom**

Rear aspect double glazed frosted window, tiled flooring with under floor heating and part tiled walls, low level WC, hand wash basin with vanity unit below and mirrored vanity unit above, panel bath with shower over and glass shower screen and radiator.

### **Garage**

Single garage with up and over door, power and light.











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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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