



Meadow Court, Leigh Road, Wimborne, Dorset, BH21
2BG

**Christopher
Batten**

Price Guide £174,950 Leasehold

A 2 bedroom purpose built first floor flat in a convenient location within level walking distance of Wimborne town centre, in need of modernisation and refurbishment and offering scope for improvement. Built in 1971, the flat is for sale with NO FORWARD CHAIN, and has night storage heating and replacement UPVC double glazing. The flat is set in a communal garden, and has a garage in an adjacent block.

Wimborne provides a wide range of shops and amenities, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A door with a security entryphone system leads to a communal hall from which there are stairs to the first floor. The flat's front door leads to an entrance hall with an airing cupboard. There is a spacious, L-shaped living room with a large picture window to the front. The kitchen has units, a built-in larder cupboard, appliance space, and a window to the south facing rear elevation. There are 2 bedrooms and a bathroom.

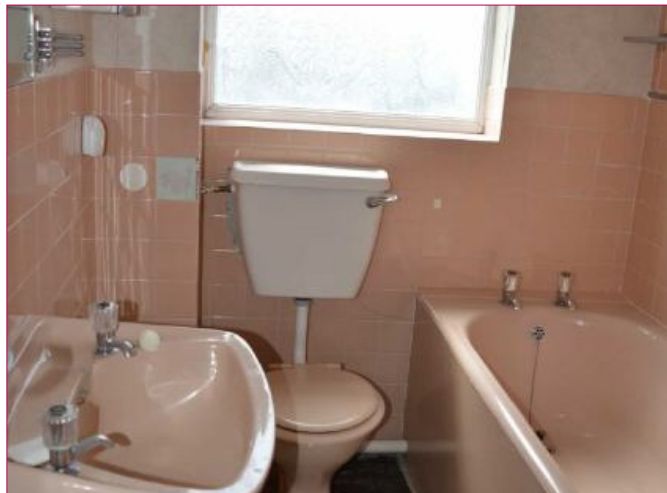
There is a garage in a block to the rear of the building. Meadow Court stands in communal gardens with a bin storage area. The flat is being sold with a new 99 year (minimum) lease, with a ground rent of approximately £250 per annum, and maintenance of approximately £1500 per annum. The exact terms of the lease will be dealt with by the sellers' solicitors.

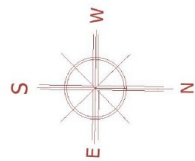
Directions: From Wimborne town centre, proceed along Leigh Road towards Ferndown. Continue ahead at the junction with St Johns Hill and Avenue Road, and Meadow Court can be found on the right hand side, at the junction with Grenville Road. Vehicular access is via Grenville Road.

Council Tax Band: B

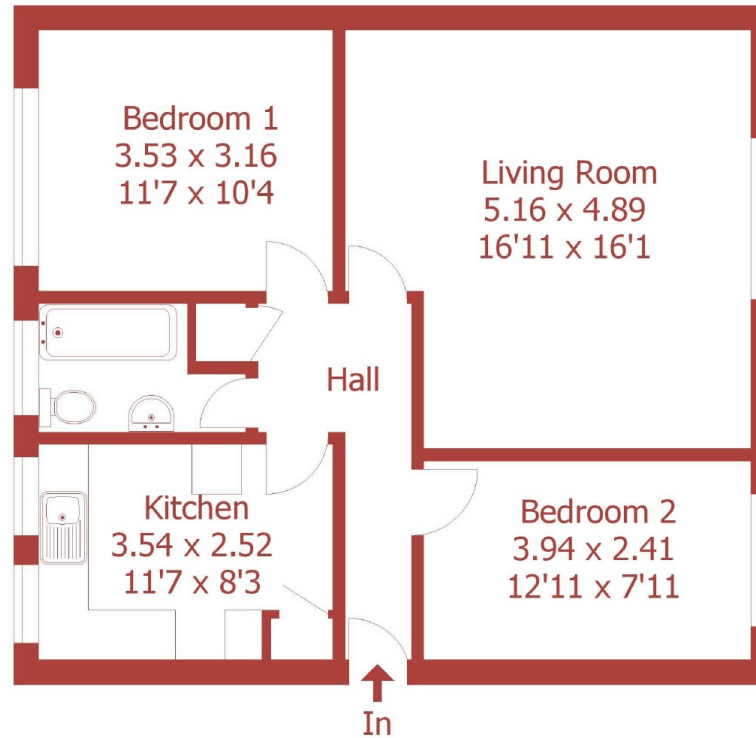
EPC Rating: D

Viewing: By prior arrangement through **CHRISTOPHER BATTEN**





Approximate Gross Internal Area :- 65 sq m / 704 sq ft



For identification purposes only, not to scale, do not scale



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

15 East Street, Wimborne, Dorset BH21 1DT
Tel: (01202) 841171 Fax: (01202) 842714 Email: properties@christopherbatten.com
www.christopherbatten.com

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