



HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1UW

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SHARE OF FREEHOLD PRICE: £260,000

A well proportioned first floor apartment offering two double bedrooms as well as a spacious sitting/dining room and balcony, lift and garage in block situated within a level walk of the town centre. NO FORWARD CHAIN

- Well maintained communal entrance hallway with stairs and passenger lift
- Entry phone system
- Entrance hallway with large storage/coats cupboard
- Spacious sitting/dining room with dual aspect and patio door to sun balcony
- Modern kitchen with range of base and eye level units, ceramic four ring hob and eye level oven, freestanding fridge freezer, washing machine and dishwasher, front aspect window
- Two double bedrooms with fitted furniture and wardrobes
- Shower room with oversize shower cubicle, wash hand basin with cupboard and WC.
- Separate cloakroom with wash hand basin and WC
- Double glazing and gas heating
- Outside: Communal well maintained gardens with garage in block
- Tenure: We understand from the vendor the flat has an equal share of the freehold of the block with a lease of 199 years from 1.1.2008 for maintenance/cleaning of communal areas, lift gardens, window cleaning, alarm/emergency lighting and insurance
- Maintenance: We understand from the vendor this is £1,500 per annum

The location of the property combines the advantage of 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.

COUNCIL TAX BAND: C EPC RATING: C

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.

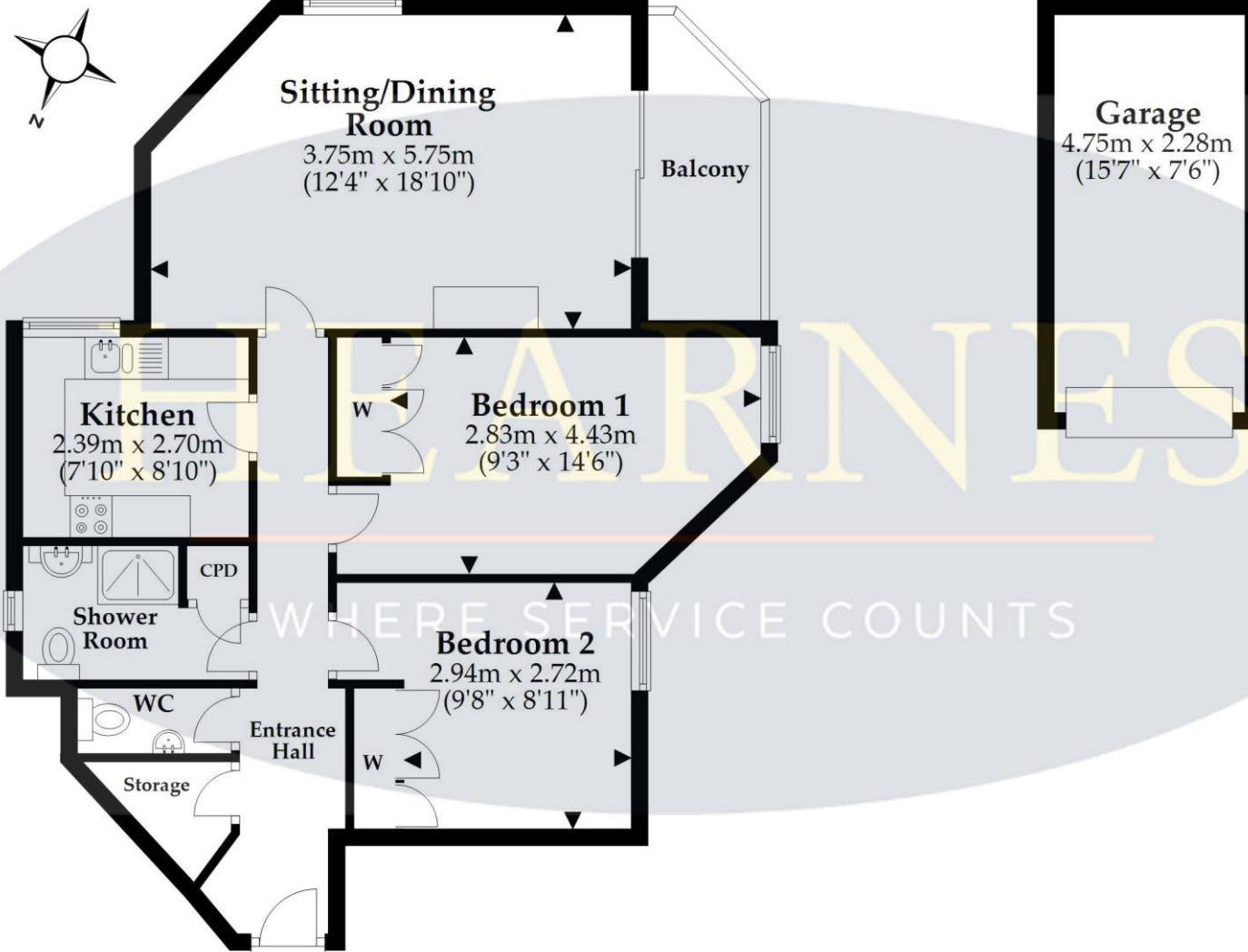


First Floor

Approx. 67.3 sq. metres (724.7 sq. feet)

Outbuilding

Approx. 10.8 sq. metres (116.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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