



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1LY**

# Wimborne, Dorset, BH21 1LY

## LEASEHOLD PRICE: £220,000

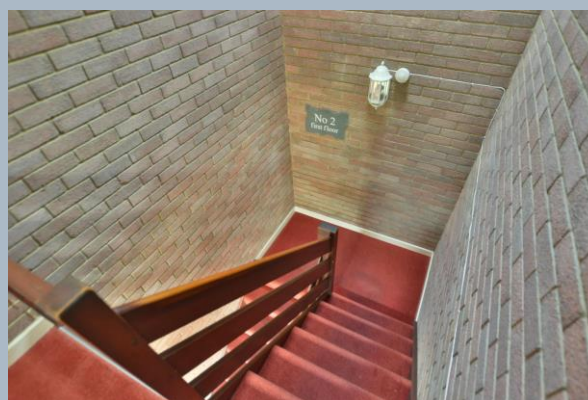
A first floor two bedroom purpose built apartment in need of some updating in a small, quiet development situated within walking distance of the town centre. NO FORWARD CHAIN.

- Communal entrance hallway leading to first floor landing
- Entrance hallway with cloaks cupboard
- Sitting room with square bay window
- Kitchen/breakfast room with range of base and eye level units and drawers, space for appliances, wall mounted boiler, extractor fan, small breakfast bar
- Two bedrooms with fitted wardrobes
- Bathroom with three piece suite in need of modernisation
- Double glazing and gas heating
- Allocated parking space with further visitor parking bay
- Communal landscaped gardens
- Within a level walk of the town centre
- Tenure: We understand from the vendor there is a new lease of 999 year from 25.3.2006
- Maintenance: We understand from the vendor the maintenance charge is approximately £315 per quarter. Ground rent: We understand from the vendor is £75 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.

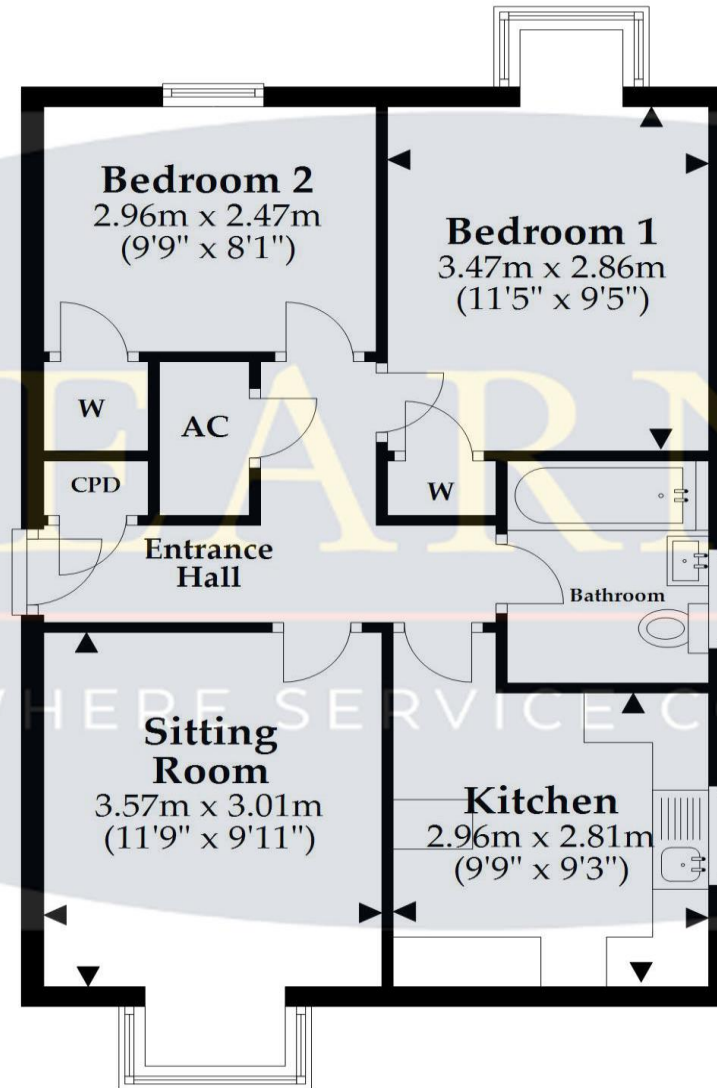
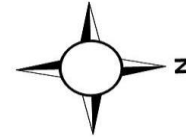
COUNCIL TAX BAND: B    EPC RATING: TBC

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

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



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