



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1RQ**



# Wimborne, Dorset, BH21 1RQ

## LEASEHOLD PRICE: OIEO £225,000

A well proportioned and desirable two bedroom purpose built ground floor apartment with modern bathroom and garage, situated within walking distance of the river stour and close to Wimborne town centre.

- Communal entrance hallway
- Large entrance hallway with space and plumbing for washing machine
- Spacious sitting/dining room enjoying a dual aspect
- Kitchen with range of base and eye level units and space for appliances
- Two good size bedrooms, both with built in bedroom furniture
- Modern bathroom with white suite bath with shower over and shower screen, vanity unit with wash hand basin and WC, part tiled walls with inset mirror and cabinet, with tiled flooring
- Double glazing and gas heating
- Outside: well maintained communal grounds with garage in block
- Tenure: we understand from the vendor there is a share of freehold. Lease increased in 2020, 116 years remaining
- Maintenance: we understand from the vendor this is £420 per quarter annum
- Ground rent: we understand from the vendor is £450 per annum (increased last year and further increases every 10 years by £150)

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 1.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

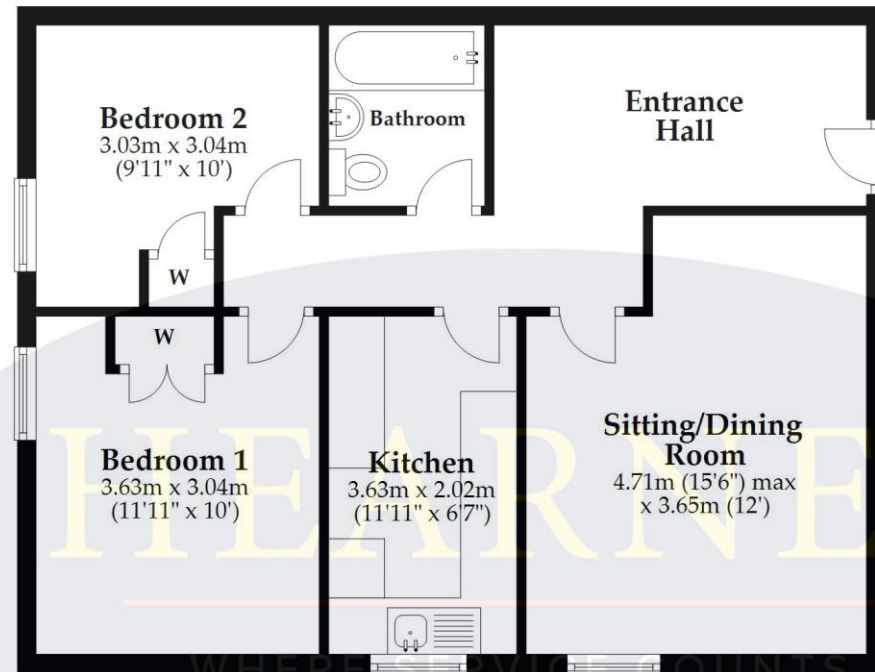
**COUNCIL TAX BAND: B    EPC RATING: C**

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.



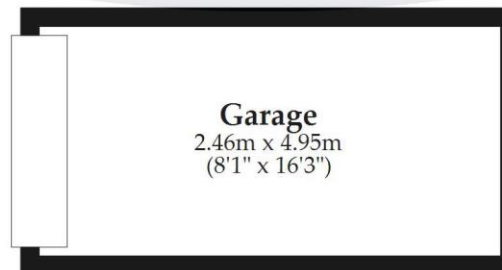
## Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



## Outbuilding

Approx. 12.2 sq. metres (131.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood  
Plan produced using PlanUp.

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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