



HEARNES

WHERE SERVICE COUNTS

Rowlands Hill
Wimborne, Dorset, BH21 2QH

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LEASEHOLD PRICE: £335,000

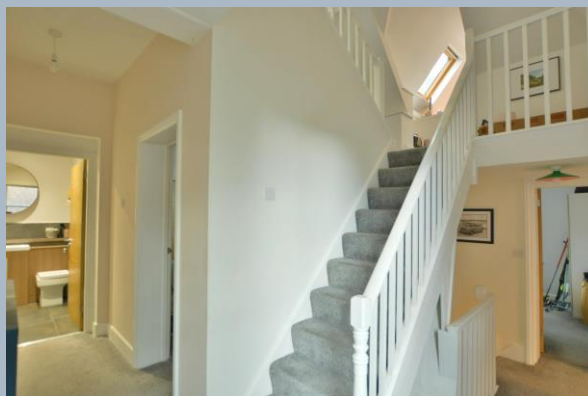
A deceptively spacious character maisonette apartment offering three bedrooms, two bathrooms as well as a stunning open plan kitchen/dining/sitting room area spanning the entire top floor, a study and access to private garden and allocated parking.

- Communal entrance door and hallway
- Entrance hallway with feature tiled flooring and stairs to 'L' shaped first floor landing
- Three good size bedrooms
- Main bedroom with modern en suite shower room
- Luxury bathroom with free standing shaped bath, double shower cubicle, wash hand basin and WC
- Half turn staircase leading to study area and second floor open plan living area
- Stunning open plan kitchen/dining/sitting room area with wood panelled sloping ceiling with Velux windows and space for sofas and tables and chairs. Kitchen area with range of units and complementary worktops, inset oven and hob, integrated fridge freezer and washing machine with part tiles walls
- Electric heating
- Outside: the property had two allocated parking spaces and access to private garden with decking area and raised flower beds
- Tenure: Leasehold. We understand from the vendor there is 120 years remaining
- Maintenance: We understand from the vendor this is £2,065.96 per annum (which includes £125 towards the sinking fund)

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: E COUNCIL TAX BAND: B

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.





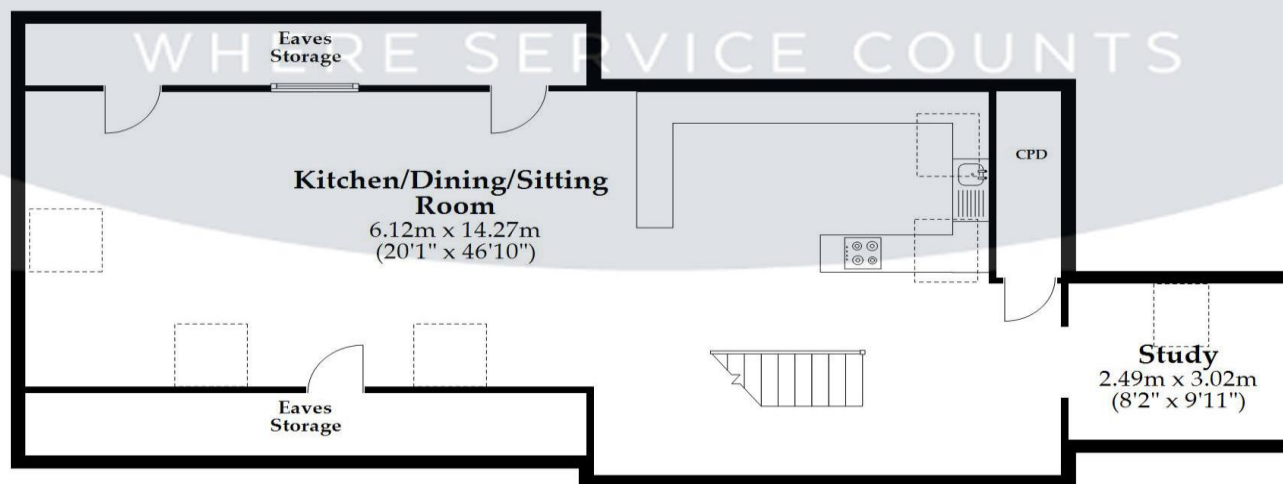
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

First Floor

Ground Floor



Second Floor



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





www.hearnes.com

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