

TOWN
CENTRE

HEARNES

WHERE SERVICE COUNTS

FOR SALE

Wimborne, Dorset, BH21 1UW

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LEASEHOLD PRICE: £260,000

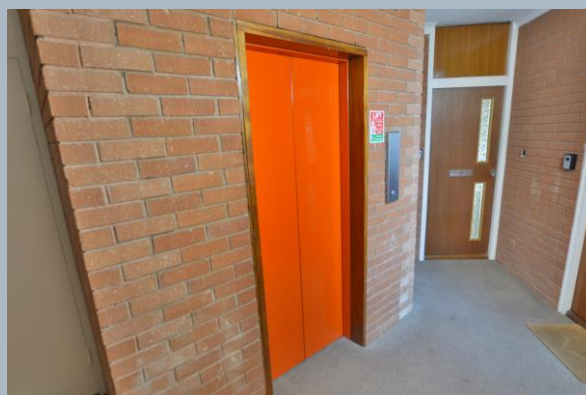
A well-presented two double bedroom, second floor apartment with a south-west facing balcony and garage in block located in the town centre. NO FORWARD CHAIN.

- Access via security entrance phone into communal lobby and passenger lift to second floor
- Internal entrance hall with storage cupboard
- Dual aspect sitting room/diner with south west facing balcony that catches the afternoon and evening sun
- Kitchen with a range of white units, complementary worktops, built in under counter oven and four ring gas hob, space for fridge freezer, dishwasher and washing machine
- Two double bedrooms, one with two fitted wardrobes
- Bathroom with shower over the bath, wall mounted wash hand basin, WC and heated towel rail
- Separate cloakroom with wall mounted wash hand basin and WC
- Set on the second floor with passenger lift and stairs access
- Garage in block
- Tenure: We understand from the vendor there is a lease of 199 years from 2008
- Maintenance: We understand from the vendor the maintenance charge is £1,700 per annum

The property is just a short distance from Wimborne Square where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre nearby.

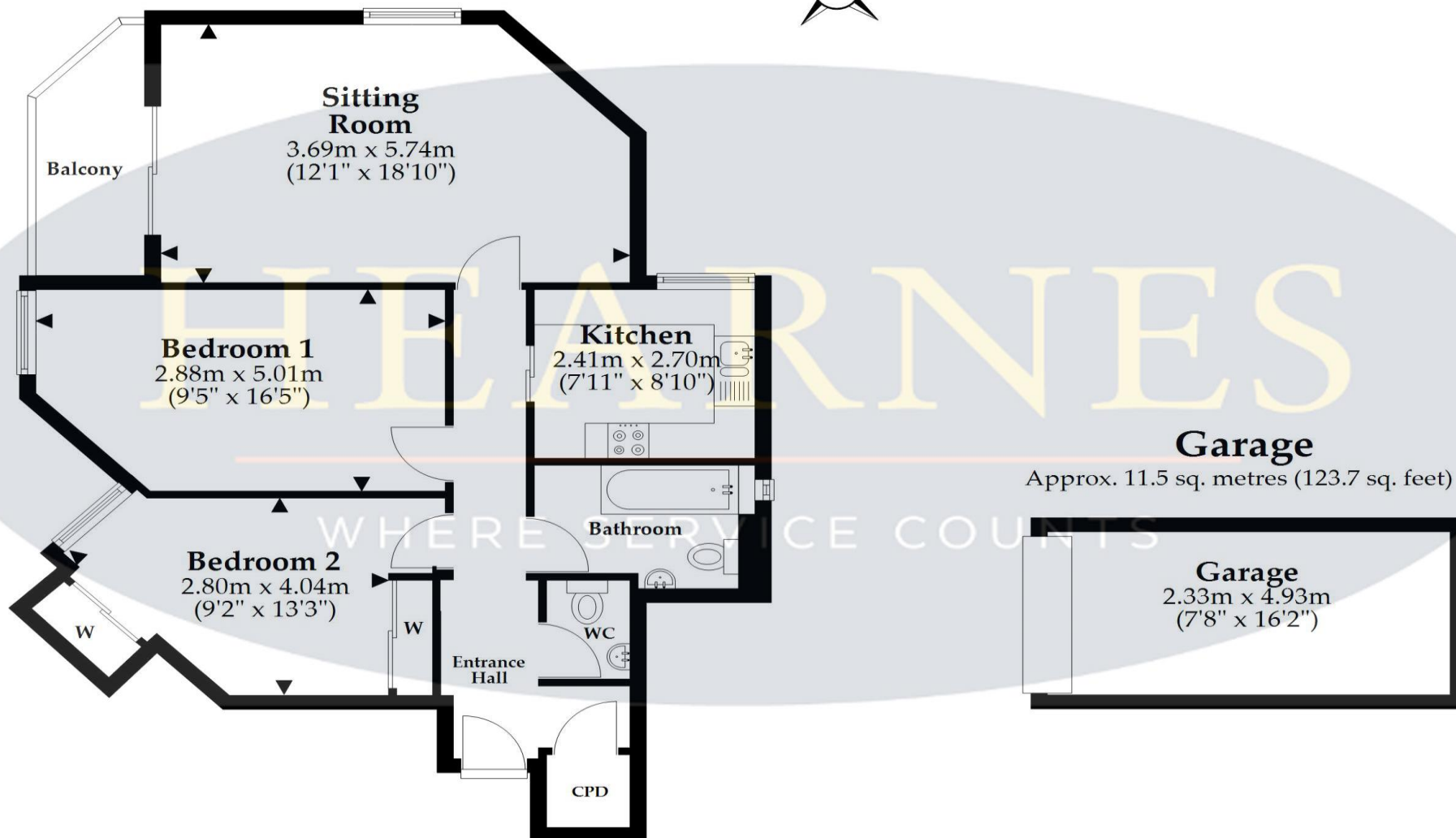
COUNCIL TAX BAND: C EPC RATING: C

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.



Second Floor

Approx. 68.8 sq. metres (740.9 sq. feet)



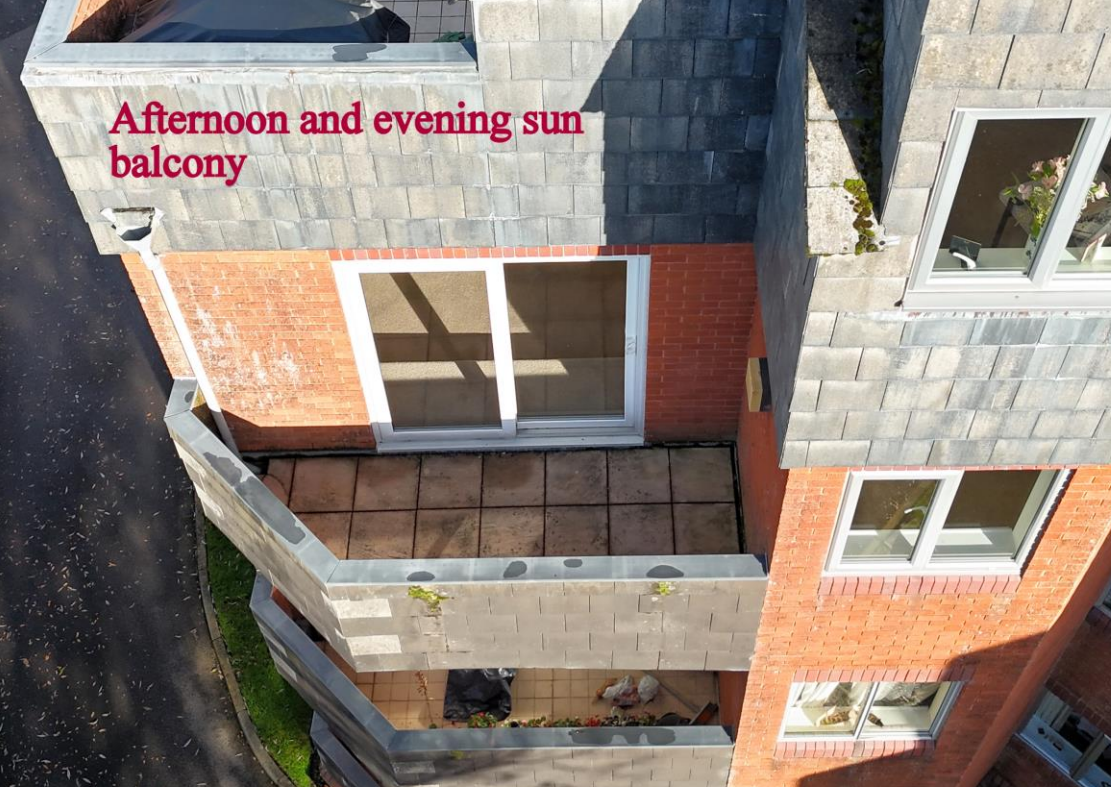
Total area: approx. 80.3 sq. metres (864.6 sq. feet)

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

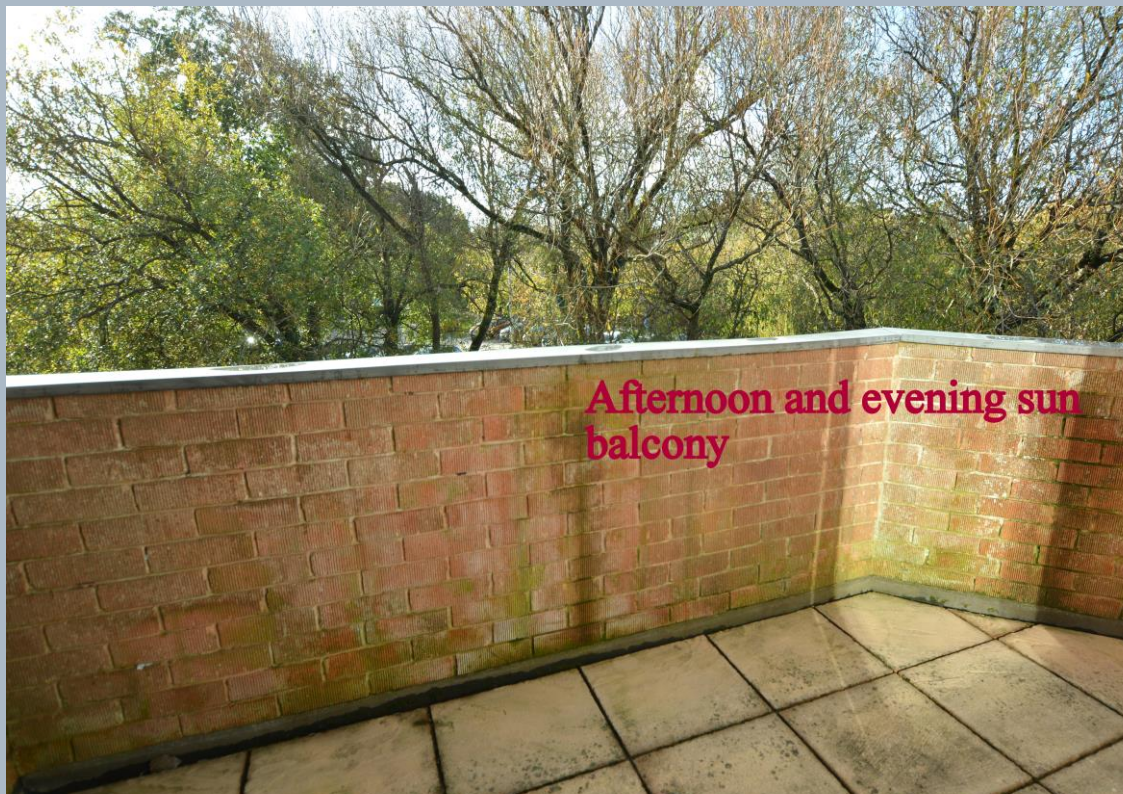


6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



Afternoon and evening sun balcony



Afternoon and evening sun balcony