

An aerial photograph of Wimborne, Dorset, featuring the large stone church of Wimborne Minster in the background. In the foreground, there are several houses with red-tiled roofs and white walls with black timber framing. A yellow speech bubble with the text 'FOR SALE' is positioned over one of the houses. The sky is blue with some light clouds.

# HEARNES

WHERE SERVICE COUNTS

FOR SALE

Wimborne, Dorset, BH21 1PQ



# Wimborne, Dorset, BH21 1PQ

## LEASEHOLD PRICE: £180,000

A purpose-built ground floor apartment in need of some updating, offering two double bedrooms, a spacious sitting/dining room and a garage in a nearby block, ideally positioned opposite the Minster and within walking distance of the square. NO FORWARD CHAIN.

- Communal entrance hallway
- 'L' shaped entrance hallway with storage cupboards
- Spacious sitting/dining room enjoying a view overlooking the Minster
- Kitchen with range of base and eye level units with worktops and space for appliances
- Two double bedrooms
- Bathroom with three-piece suite and separate shower room
- Seal unit double glazing and gas heating
- Garage in block
- Vacant possession
- Leasehold: we understand from the vendor there is 58 years remaining. We understand from the management company 'House & Son' that a new lease of an additional 90 years would cost approximately £30,000
- Maintenance charge: we understand from the vendor that the maintenance from 25/12/24 to 24/12/25 is £1,030.17
- Ground rent: we understand from the vendor that the ground rent is approximately £100 per annum

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

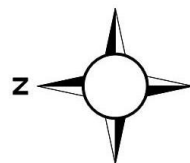
COUNCIL TAX BAND: C EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by 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.



# Ground Floor

Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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



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