

**Wimborne  
Dorset, BH21 1RG**

**HEARNES**

WHERE SERVICE COUNTS

**Ground floor apartment  
share of freehold**

# Wimborne, Dorset, BH21 1RG

## SHARE OF FREEHOLD PRICE: £255,000

A well presented character ground floor converted apartment offering own personal front door with three bedrooms and private rear garden plus an allocated parking space situated with easy access to riverside walks and close to the town centre. NO FORWARD CHAIN.

- Own private front door leading to entrance hallway with wood effect flooring, built in storage cupboard and further cupboard housing gas boiler
- Cosy sitting room with feature fireplace and inset wood burner
- Kitchen with range of base and eye level units and drawers, inset halogen hob with electric oven below and extractor fan over, space for appliances and small table and chairs, rear aspect window and door to utility room
- Utility room with worktop and space for washing machine, tumble dryer and freestanding fridge freezer, door to private garden
- Three good size bedrooms with bedroom one and two having front aspect bay windows
- Modern bathroom with white three piece suite; bath with electric shower over and shower screen, wash hand basin, WC and part tiled walls
- Double glazing and gas heating
- Outside: Pedestrian gate leading to own personal front door. Private rear garden with small lawn area and garden shed with access to allocated parking space
- Tenure: We understand from the vendor there is a share of freehold. A new lease is to be put in place by the owner once an offer has been accepted
- Maintenance: We understand from the vendor this is on a 'as and when' basis shared with the flat on the first floor

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

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

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.

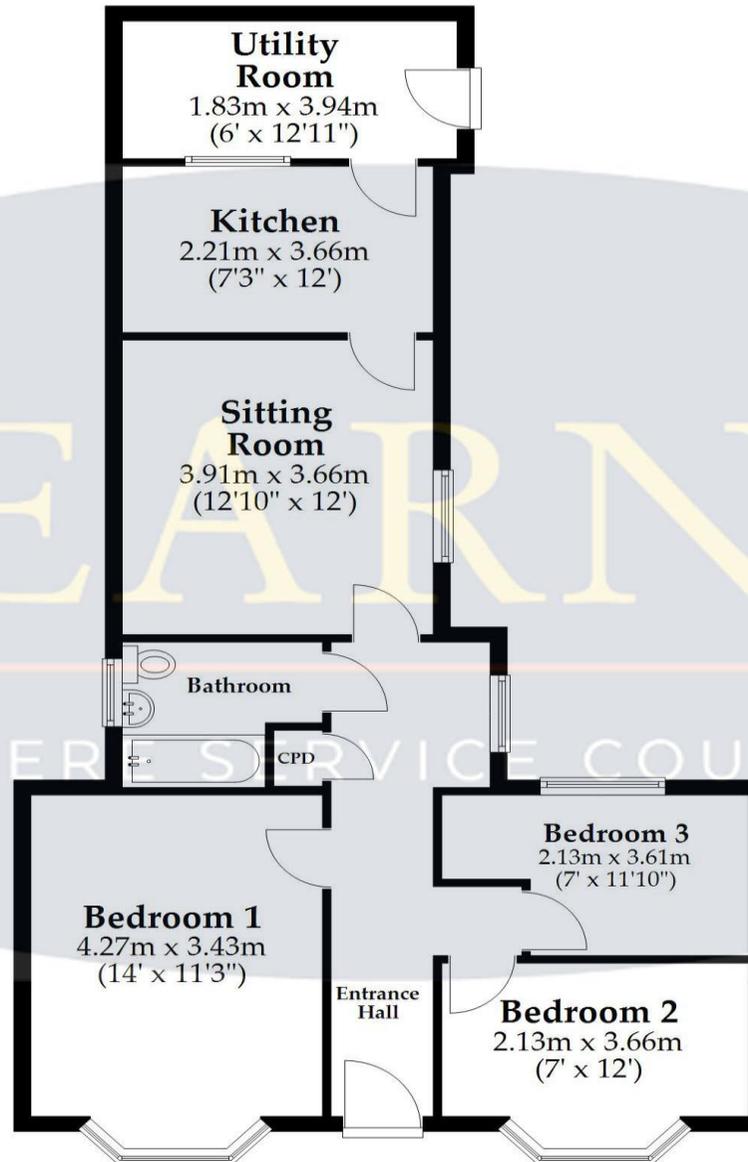




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD