



24 Selkirk Close, Merley, Wimborne BH21 1TP

Situated in the heart of Merley and close to local amenities is this one bedroom first floor flat offered for sale with the benefit of No Forward Chain.

EPC: 68 Council Tax Band: B Price: £145,000 Leasehold







Key Features

- NO FORWARD CHAIN
- GENEROUS LOUNGE/DINING ROOM
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- MODERN FITTED KITCHEN
- RECEPTION HALL WITH LARGE WALK-IN STORAGE CUPBOARD
- ESTABLISHED RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES
- 84 YEARS REMAINING ON THE LEASE
- MAINTENANCE: £780 p/a

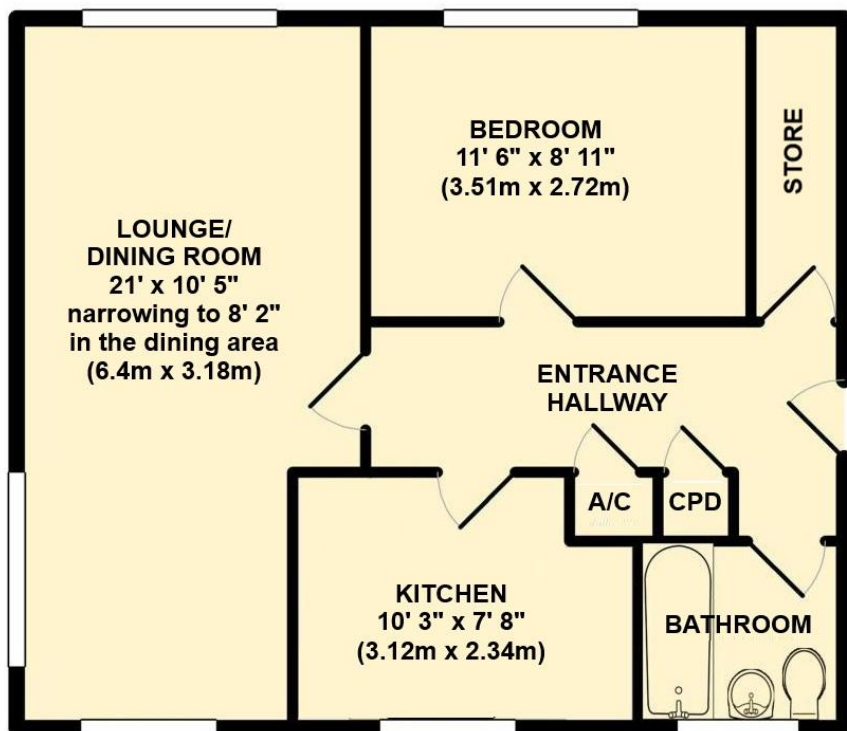
The Property

Situated in the heart of the popular residential location of Merley and within walking distance of local amenities including public open spaces, convenience store, public house and bus routes. The bustling town of Wimborne is approximately one mile away and the larger centre of Poole can be easily reached by car, bus or cycle route.

The apartment is offered for sale with the benefit of no forward chain and has gas fired heating with radiators and double glazing.

A telephone entry system gives access to the communal hallway, with stairs to the first floor landing. The front door for the property opens to a good size reception hall with generous storage in particular a walk-in coats cupboard. There is then a bright and airy lounge/dining room with triple aspect windows, a modern fitted kitchen and a bedroom and bathroom.

The property is set in communal gardens and there is on street parking adjacent to the block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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