Nicholas Humphreys







Queensmead, Allenview Road, Wimborne, BH21 1UW

Guide Price £240,000 - £250,000

- SERIVCE CHARGE £875 PER 6 MONTHS - PAID TILL 04/27
- LEVEL WALK TO WIMBORNE TOWN
- NEW MODERN KITCHEN
- GARAGE
- TWO DOUBLE BEDROOMS W/ BUILT IN WARDROBES
- SOUTHWEST FACING BALCONY
- SHARE OF FREEHOLD
- RECENTLY MODERNISED THROUGHOUT
- NEW BOILER INSTALLED 2025
- LIFT IN THE BLOCK

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GUIDE PRICE £240,000 - £250,000 Do you want the following? LEVEL WALK INTO WIMBORNE TOWN CENTRE from this spacious first-floor apartment, offering TWO DOUBLE BEDROOMS with built-in wardrobes and convenient LIFT ACCESS. A generous lounge opens onto a private SOUTH-WEST FACING BALCONY, ideal for afternoon and evening sunshine, while a recently MODERNISED KITCHEN, family bathroom and separate WC complete the accommodation. Further benefits include SHARE OF FREEHOLD, a GARAGE IN A BLOCK and REASONABLE SERVICE CHARGE.

2 1 1 C Council Tax Band: C





Property Details

Area
Wimborne Minster is a historic market town in Dorset that offers a high quality of life through its blend of heritage, community, and natural surroundings. The town is well known for landmarks such as Wimborne Minster, a historic church that reflects the town's long history and cultural importance. Wimborne has a vibrant town centre with independent shops, cafés, and regular markets that support a strong local economy and community atmosphere. Annual events and festivals also contribute to a lively social environment. The town is surrounded by attractive countryside and rivers, offering opportunities for walking and outdoor recreation, while still providing convenient access to larger nearby towns. With its combination of historic character, community spirit, local amenities, and access to nature, Wimborne is an appealing place for both residents and visitors.

Description
A south-west facing balcony, lift access and a short, level walk into Wimborne town centre make this spacious two double bedroom apartment an appealing choice for those seeking comfort and convenience. Situated on the first floor, the property also benefits from a share of the freehold and a garage.

A generous entrance hallway creates a welcoming first impression, with each room leading independently from it and a useful storage cupboard positioned close to the entrance.

At the far end, the spacious lounge offers ample room for relaxing and dining, with an electric fireplace providing a focal point. Sliding patio doors open onto the private balcony, where the south-west aspect makes this an inviting spot to enjoy afternoon and evening sunshine.

The recently modernised kitchen provides a smart, practical space with a range of fitted units and work surfaces. It also houses the boiler, installed in February 2025 and subsequently serviced.

Both bedrooms are fantastic doubles, each benefiting from built-in wardrobes that provide excellent storage while retaining plenty of usable floor space.

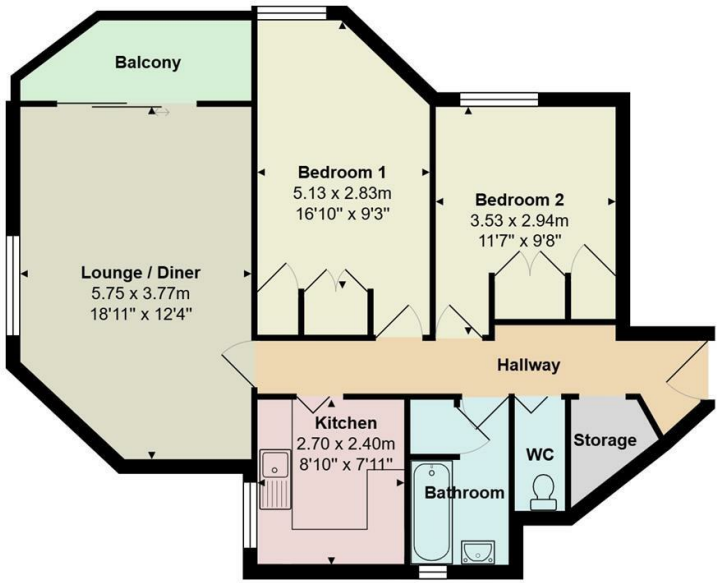
The family bathroom is fitted with a bath and overhead shower, wash basin, heated towel rail and airing cupboard. A separate WC incorporates a space-saving wash basin above the cistern.

With the shops, cafés and restaurants of Wimborne's centre just a short, level walk away, this apartment combines generous accommodation with an exceptionally convenient setting. Its own outdoor space, lift access and garage complete a particularly attractive package. The property is within a stones throw for public transport making this the ideal spot.

Agent Notes
Tenure: Share Of Freehold
Lease: 199 years from 1 January 2008 (180 Years Left)
Service Charge: Approx. £875 Every 6 Months
Ground Rent: Peppercorn
Parking: Garage
Pets: With Permission

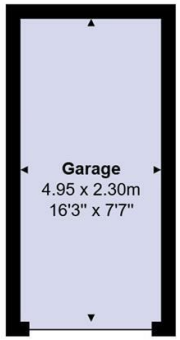






Total Area: 73.1 m² ... 786 ft²

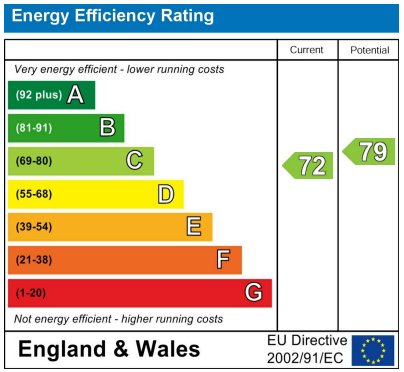
All measurements are approximate and for display purposes only



OUTBUILDING

Area: 11.4 m² ... 123 ft²





Viewings

Viewings by arrangement only. Call 01202 88 90 88 to make an appointment.

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