



2 Stirrup Close, Wimborne, BH21 2UQ

Offers Over £280,000

- Three Bedroom Apartment
- Newly Decorated Throughout
- Gas Central Heating
- Own Garden Area
- Share of Freehold
- Double Glazed
- Private Entrance
- Cavity Wall Insulation
- Garage and Visitors Parking

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A light and airy three bedroom purpose built first floor apartment presented in immaculate condition throughout. The property has a share of the freehold with just three others in the block and is extremely well run. The apartment is newly decorated and carpeted and is ready to move into. With the added benefit of own garden and private entrance the property is perfect for a couple or family. Situated in a quiet and popular location, close to good local schools and easy access to Wimborne Town Centre the property is offered with no forward chain.

 3  1  1  C Council Tax Band: C



Property Details

Area

Colehill is a sought after location on the edge of the popular market town of Wimborne. Within the catchment of good quality first and middle schools, the area is always popular with families. Easy access to Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park which is on the door step.

Description

Accommodation Comprises, Front door via paved pathway to Entrance Porch, built in storage cupboard, space for coats etc, inner door to Entrance Hall and stairs to First floor Landing, two large built in storage cupboards, one housing combi hot water boiler, which is only a couple of years old, hatch to well insulated loft space. Lounge, a good size room, window to rear, serving hatch to Kitchen/Diner, range of work surfaces with fitted storage cupboards, built in oven, hob and extractor, space for further appliances, part tiled, window to

front, space for dining table.

Bedroom One, spacious double, double aspect, making it a light bright room, built in wardrobe/storage. Bedroom Two, double room, window to front. Bedroom Three, Large single, window to rear. Bathroom, paneled bath with shower attachment over, glazed screen, wash hand basin, fully tiled, space for a w.c. if required, window to front. Separate W.C. low level w.c, part tiled, window to front.

Outside, the apartment has the benefit of own garden area, fully enclosed, easy maintenance being part decked and paved. Garage nearby with ample visitors parking to the front. The block and grounds are well kept and are managed by the owners.

Tenure

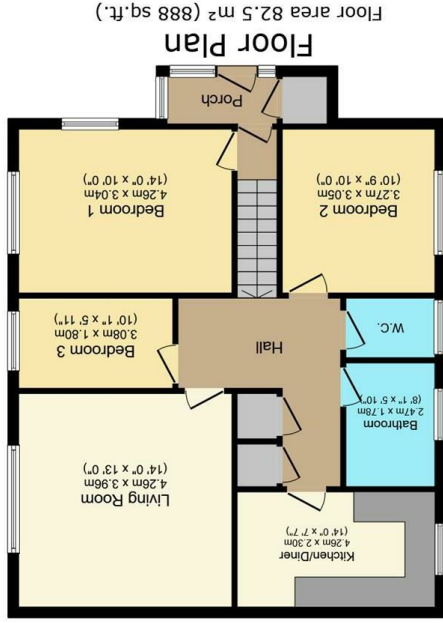
Share of Freehold
Leasehold 999 years with 951 remaining
Service Charge - £85 per month
To include Building Insurance and Property Maintenance

Council Tax C Band

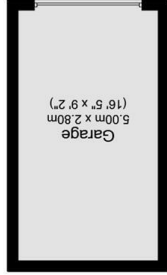


TOTAL: 96.5 m² (1,039 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Floortybox.io



Floor area 82.5 m² (888 sq.ft.)



Garage
Floor area 14.0 m² (151 sq.ft.)

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
EU Directive 2002/91/EC	

Potential	Current
78	78

Views

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

