Nicholas Humphreys

Flat 2, Coach House Mews 21 New Borough Road,

Offers Over £135,000

- Close To Wimborne Town Centre
- Use Of Outside Space
- Parking
- One Bedroom Ground Floor Flat
- Security Entry System
- Share Of Freehold, 999 Year Lease
- Gas Fired Central Heating
- Open Plan Lounge/Kitchen
- No Forward Chain

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com

Flat 2, Coach House Mews 21 New Borough Road, BH21 1RB

A superb one bedroom converted ground floor apartment situated in a well run small converted block. Just a short walk from Wimborne Town Centre and scenic walks along the river Stour, the property would be ideal for a first time buyer or someone down sizing. Well presented throughout the property offers open plan living with kitchen/living space, double bedroom and good size bathroom. Being sold with a new lease and the benefit of a share of freehold and offered with no forward chain.

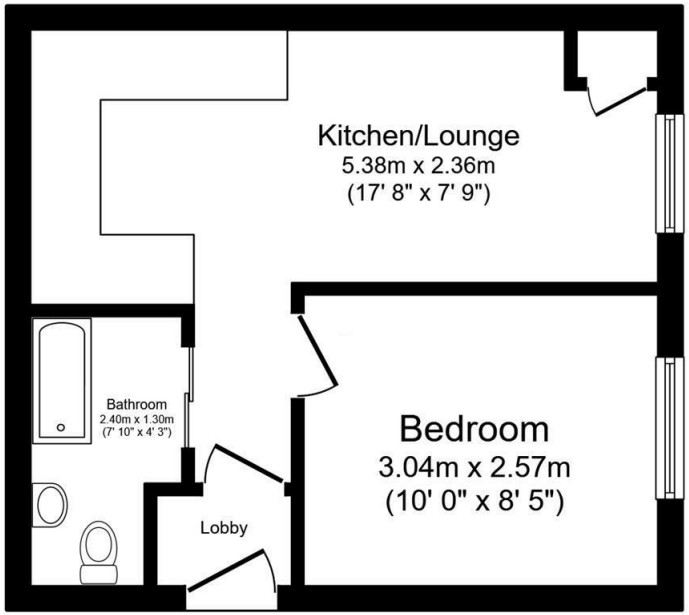
1 1 1 C Council Tax Band: A

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.

Tenure
Share Of Freehold
New 999 year lease being finalised
Maintenance £ 892 per half year to include communal cleaning, building insurance, reserve fund .

Description
Front door with security entry to Communal Entrance door to Flat 2.
OUTER LOBBY, coat hooks, door to ENTRANCE HALL, with all rooms off
LOUNGE/KITCHEN, lounge area with window to front, cupboard housing combi boiler open plan to kitchen area, work surface with matching splashbacks, eye and low level storage cupboards and drawers, built in oven and hob, filter hood over, space for fridge/freezer, space and plumbing for washing machine
BEDROOM, double room, window to front
BATHRTOOM, white suite with electric shower and glazed shower screen, low level w.c. wash hand basin, medicine cabinet, extractor, part tiled
OUTSIDE, the apartment is in a well kept block with communal area's being mainly paved for easy maintenance, area's for clothes line and table and chairs etc.
PARKING, there are ample spaces for the apartments- non allocated

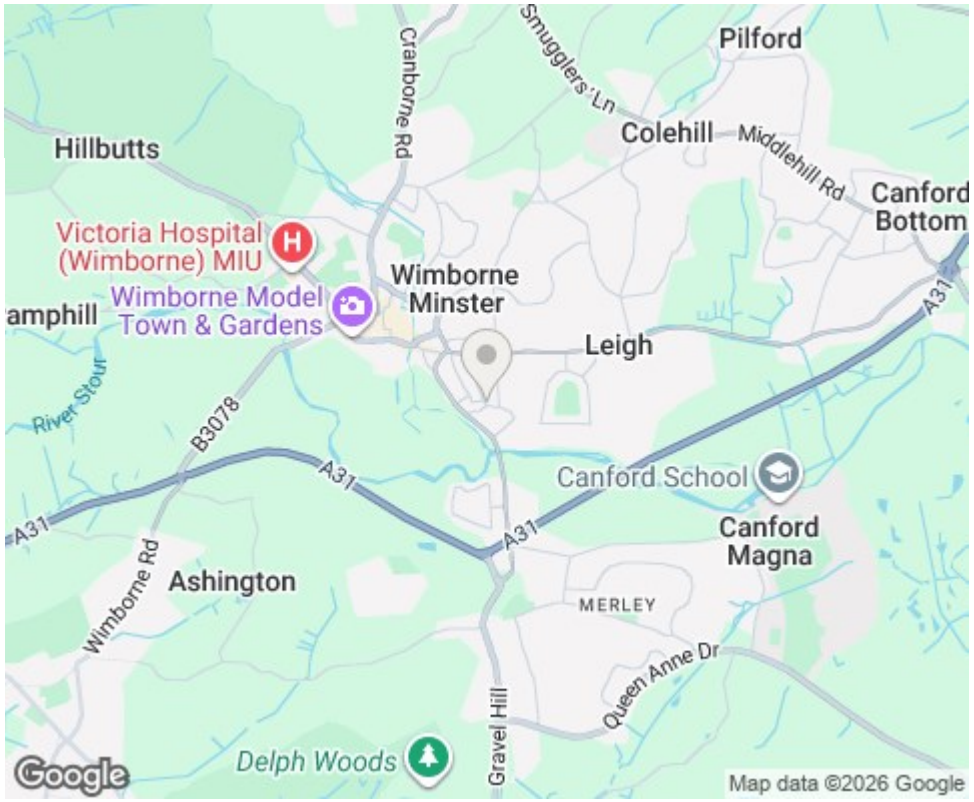


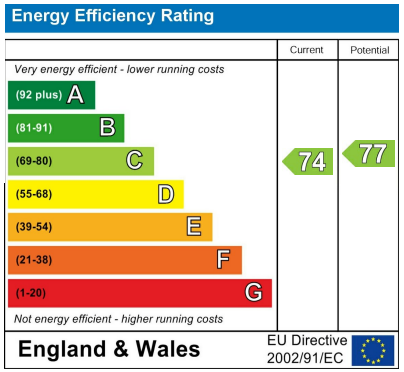
Floor Plan

Floor area 25.7 sq.m. (276 sq.ft.)

Total floor area: 25.7 sq.m. (276 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.Propertybox.io





Viewings

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

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