



Flat 2, Helic House Allenvie Road, Wimborne, BH21

£259,950

- Close To Wimborne Centre
- Garage and Parking
- Double Glazed
- Newly Refurbished Throughout
- New Boiler, Gas Central Heating
- New 999 Year Lease
- Two Bedroom Ground Floor Flat
- Excellent Decorative Order
- Security Entry

Helic House Allenvie Road, Wimborne BH21 1UP

A superb two bedroom purpose built ground floor flat, situated in a popular and convenient location just a short distance from Wimborne Town Centre. The property offers light and airy accommodation throughout and has just been refurbished to a high standard with many individual decorative touches.

The property has a share of the freehold with a new 999 year lease being put in place. A lovely home in a sought after location ideal for first time buyers or someone looking to downsize.



Council Tax Band: B



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

Accommodation Comprises, Security entry front door through to Communal Hall.

Front Door to Flat 2

ENTRANCE HALL, tiled flooring, doors to all rooms

LOUNGE, window to rear aspect, LED centre light and further light over dining area, display shelving with wall mounted TV over.

KITCHEN, range of work surfaces with eye and low level storage cupboards and drawers, built in oven and hob

with extractor over, appliances included fridge/freezer (new), washing machine, window to side, tiled floor, wall mounted newly installed gas boiler with 10 year guarantee.

BEDROOM ONE, built in shelving and racks for clothing, range of fitted chest of drawers, bedside shelving, double aspect with windows to side and rear making a bright and airy room.

BEDROOM TWO, window to side, wall mounted TV.

BATHROOM, super roll top freestanding 1850 bath, low level w.c, pedestal wash hand basin, window to rear, part tiled and part wall paneled with wall mounted TV, tiled floor.

OUTSIDE, communal gardens which are mainly laid to lawn.

The apartment has an allocated GARAGE, with light and power, there is further PARKING on a non allocated basis.

Tenure

Share Of Freehold

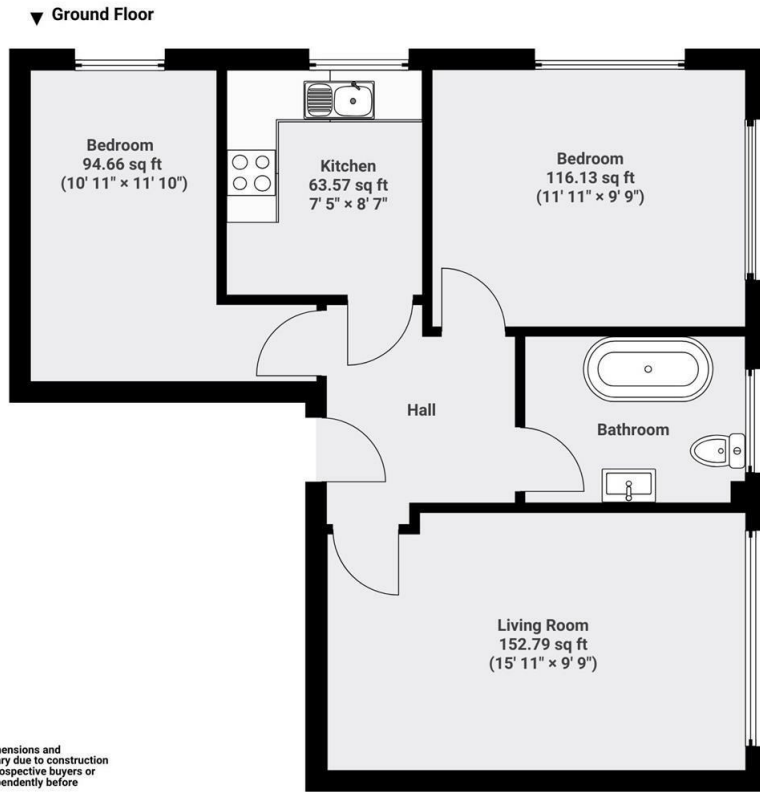
New 999 year lease on exchange
Maintenance £112 per month includes building insurance, gardening, cleaning
Minster Property manage the block





Helic House
 Allenview Road
 Wimborne
 BH21

DETAILS
 Total area (Approx): 538.18 sq ft



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

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