

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1LA

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SHARE OF FREEHOLD PRICE: £165,000

A well-presented, character studio ground floor apartment built circa 1760, set in Wimborne town centre with allocated parking

- Entrance hallway with storage area and space for coats and shoes
- Kitchen finished in a range of high gloss white units with complementary worktops, double oven, ceramic hob, washing machine and integrated fridge
- Lounge area with a high-quality wood effect laminate flooring with a stylish room divider giving access to the sleeping area
- Outside: there is a communal courtyard garden and an allocated parking space
- Maintenance: We are advised by the vendor that this is on an ad hoc basis. There is a sinking fund for building insurance and communal areas
- Tenure: We understand from the vendor there is a share of freehold with .....years remaining TBC













The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: A EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.








FOR SALE