Nicholas Humphreys







93B Cockerell Close, Wimborne, BH21 1XR

£165,000

- Own Private Entrance
- Newly Decorated and Carpeted
- Double Glazed
- Long Lease
- Popular and Quiet Location
- Gas Central Heating
- Vacant - No Forward Chain
- Small purpose built block
- Ideal First Time Buy

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A superb one bedroom purpose built first floor apartment, newly decorated and recarpeted throughout. Situated in a small block at the end of a cul de sac and set in a peaceful setting the property is perfect as a first time buy or for someone looking to downsize. Close to a local parade of shops and with easy access to Wimborne town centre. Vacant and offered with no forward chain.

1 1 1 D Council Tax Band: A





Property Details

Area

A peaceful, predominantly residential area located on the southern edge of Wimborne Minster and northern edge of Poole. Known for its green spaces and strong community feel, it serves as a suburban bridge between the historic market town of Wimborne and the coastal urban areas of Bournemouth and Poole.
Merley is characterized by its quiet streets and is particularly popular with families and retirees due to its "less frenetic" lifestyle. The area is defined by its proximity to the River Stour, which offers scenic trails and a rural backdrop, ideal for walkers and cyclists. Home to the nearby prestigious Canford School and with highly regarded Merley First School close to hand. A local parade on Sopwith Crescent provides everyday conveniences including shops, a health practice, and a pharmacy. Good transport links provide easy access to Wimborne and surrounds

Description

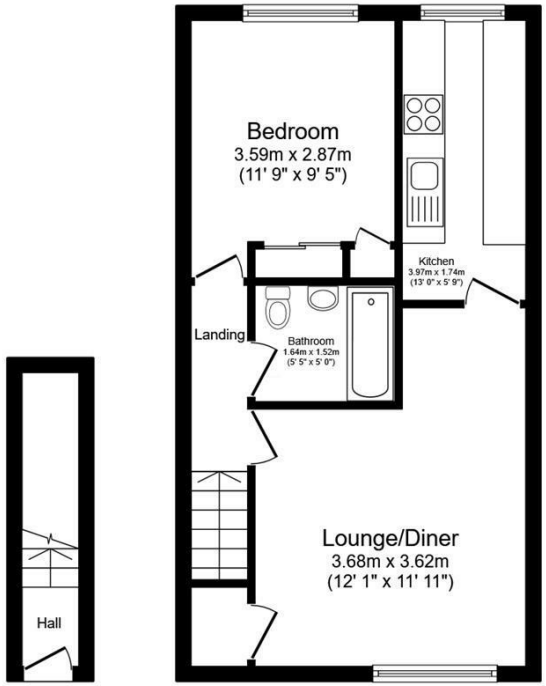
Front Door through to Entrance, cupboard housing electric meters, stairs to First Floor landing, hatch to loft space, doors to all rooms.
LOUNGE/DINER, double aspect with windows to side and front aspect, built in storage cupboard, sliding door to
KITCHEN, range of work surfaces with eye and low level storage cupboards and drawers, matching breakfast bar, built in oven and hod, space for washing machine and space for fridge/freezer, part tiled, window to rear aspect.
BEDROOM, fitted double wardrobes, further built in storage/airing cupboard, window to rear aspect
BATHROOM, paneled bath with electric shower over, low level w.c. wash hand basin, part tiled
Outside. The property has the benefit of parking on a first come first served basis.

Tenure

Leasehold - with a 999 year lease - 948 years remaining.
Maintenance. To Be Split 50/50 with the ground floor neighbour, as and when.

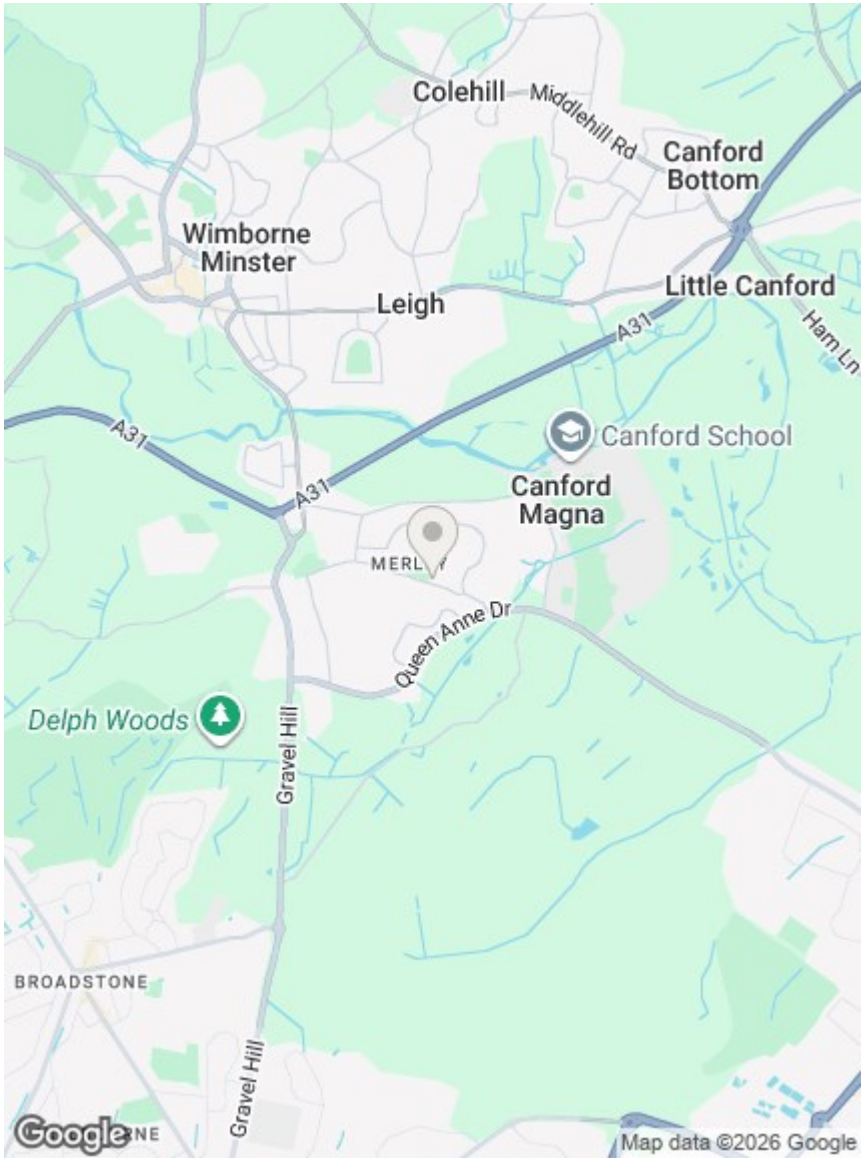






Total floor area: 46.1 sq.m. (496 sq.ft.)

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



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