Wimborne, Dorset, BH21 1DS



Wimborne, Dorset, BH21 1DS

LEASEHOLD GUIDE PRICE: £205,000

A generously proportioned and character two/three-bedroom Grade II listed maisonette set over the first and second floors, located in the heart of Wimborne town centre, offering highly flexible accommodation and excellent access to local amenities, approached by an attractive courtyard shared by private properties and local shops.

- Entrance accessed via the courtyard with stairs leading to the first floor
- Front door leading entrance hall with vaulted ceiling
- Well-appointed galley kitchen with fitted oven and hob with space for fridge/freezer and dishwasher
- Separate utility room with space for washing machine and tumble dryer with wall mounted boiler
- Large living room featuring a marble and tiled fireplace with open fire unit, fitted storage and shelving, beamed ceiling with coving and dado rails and shuttered sash windows overlooking East Street
- Additional versatile room currently used as a bedroom, with sash window, storage cupboards and a small fireplace. Alternatively, this room could be used as a dining room, study or further reception room
- Part tiled bathroom with bath and shower over, WC and wash hand basin set in a vanity unit
- Further inner hallway with stairs leading to second floor landing with dado rails and characterful beamed ceiling
- Staircase leading to two second floor double bedrooms: bedroom two accessed from the landing, with the main bedroom accessed through bedroom two
- Two double bedrooms with period features: vaulted and beamed ceilings, with storage cupboards and views over East Street
- Outside: approached by an attractive courtyard, the property benefits from an allocated parking space within a private car park
- Lease: we understand from our vendor is 999 years from 1st November 2001
- Service Charge: we understand from our vendor is approximately £1,450 per annum
- Ground Rent: we understand from our vendor is Peppercorn

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.

EPC RATING: E COUNCIL TAX BAND: B











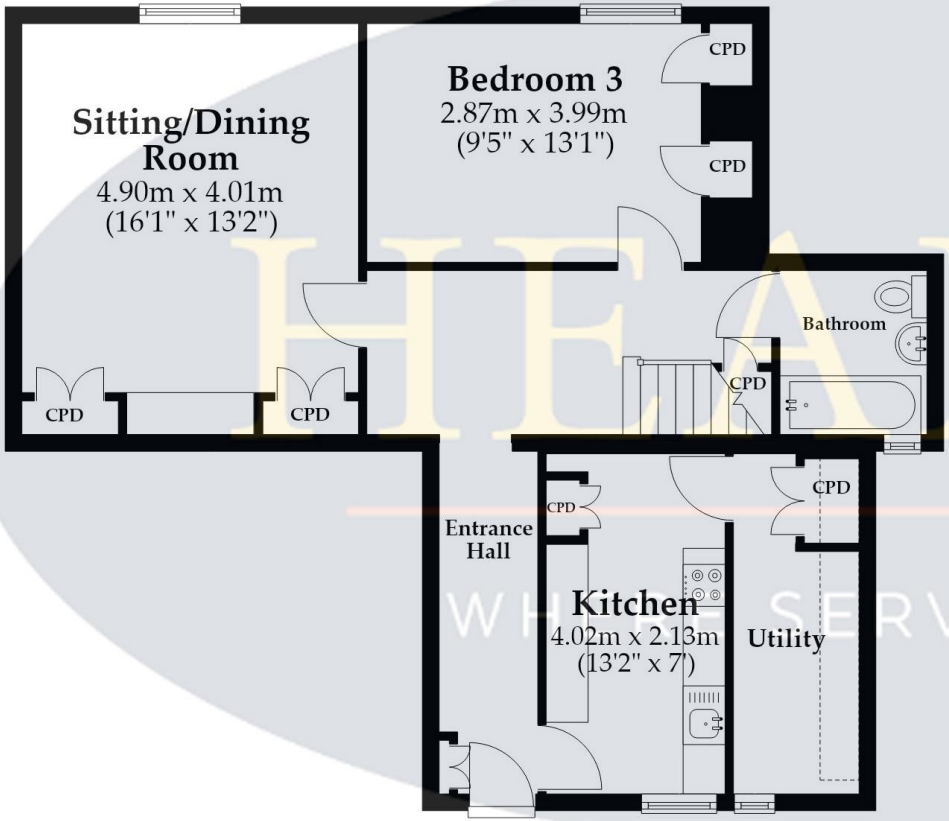


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

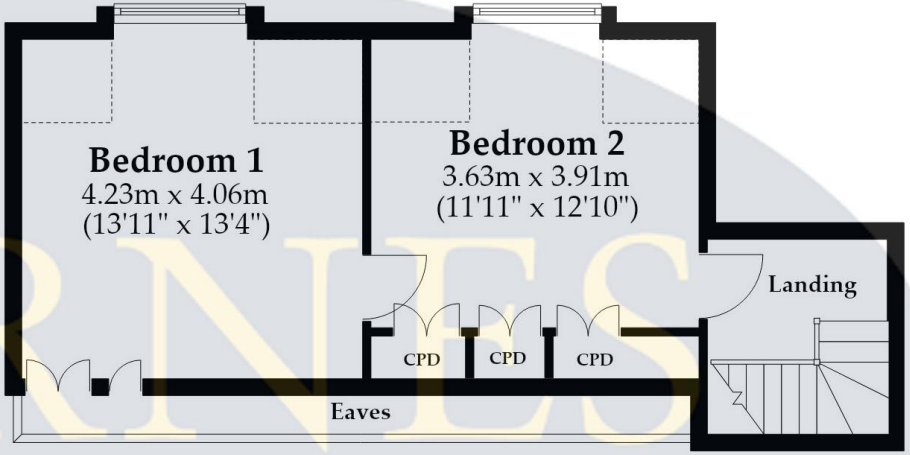
Ground Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)
(excluding Eaves)



HEARNES
WHERE SERVICE COUNTS

Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING

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