



HEARNES

WHERE SERVICE COUNTS

TOWN
CENTRE

WAITROSE

FOR SALE

Wimborne
Dorset, BH21 1RG

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SHARE OF FREEHOLD PRICE: £240,000

A character first floor converted apartment offering a personal front door with two bedrooms, private rear garden and an allocated parking space, situated within easy access to riverside walks and close to Wimborne town centre. NO FORWARD CHAIN.

- Stair to first floor landing area with space for table and chairs
- Own private front door leading to entrance hallway, storage cupboard and electric metre cupboard
- Cozy sitting room with fireplace and inset gas fire
- Spacious kitchen/breakfast room with range of base and eye level units and drawers with complementary worktops, space for appliances, cupboard housing wall mounted boiler and space for table and chairs
- Two bedrooms: main bedroom with range of fitted bedroom furniture
- Modern bathroom with white three-piece suite and shower over bath, fully tiled walls, ladder style heated towel rail and shaver point
- Double glazing and gas heating
- Outside: pedestrian gate leading to own personal rear garden, laid to shingle with shrub and flower borders and to the rear there is an allocated parking space
- Tenure: we understand from our vendor is a share of freehold
- Lease: we understand from our vendor, the length of the lease is now 999 years from 24th June 1988
- Maintenance: we understand from our vendor that this is on an 'as and when' basis shared with the ground floor apartment

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

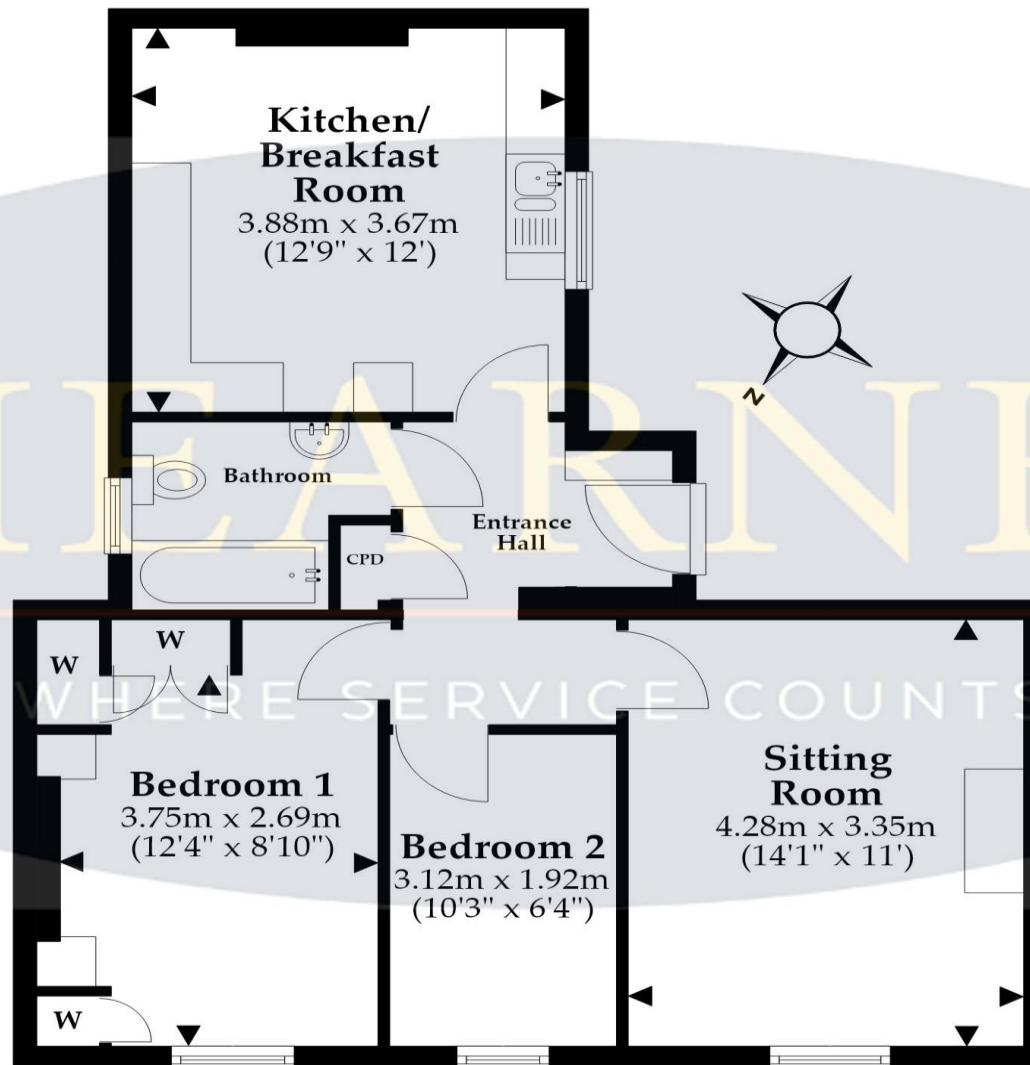
COUNCIL TAX BAND: B EPC RATING: D

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.



First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 59.4 sq. metres (639.1 sq. feet)

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



