



## 20 Griffin Court, Station Road, Wimborne, BH21 1RQ

£159,950

- Close to Wimborne Town Centre
- Well Presented Throughout
- Double Glazed / Gas Central Heating
- Spacious One Bed Apartment
- New 999 Year Lease
- No Forward Chain
- Garage
- Goods Storage Space
- Large Lounge/Diner

# 20 Griffin Court, Wimborne BH21 1RQ

A spacious and WELL-PRESENTED ONE DOUBLE BEDROOM purpose-built first floor apartment, situated in a popular and convenient location close to WIMBORNE TOWN CENTRE, with scenic RIVERSIDE walks nearby. The apartment features a generous lounge with ample space for both living and dining, ideal for modern day living, along with good storage throughout and the added benefit of a nearby GARAGE. Further advantages include a recently RENEWED 999 YEARS LEASE with NO GROUND RENT.



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. Front

door to communal entrance with stairs to first floor landing and front door to Flat 20

ENTRANCE HALL, good size built in storage cupboards, doors to all main rooms.

LOUNGE/DINER, a very spacious room, with windows to front aspect, ample space for lounge area, dining, even a computer area.

KITCHEN, range of work surfaces with low level storage cupboards, space for appliances, freestanding oven with extractor hood over, part tiled, window to side aspect

BEDROOM, a double room, window to front aspect

BATHROOM, paneled bath with shower over, pedestal wash hand basin, low level w.c: tiled

OUTSIDE, Communal grounds are mainly laid to lawn with various mature shrubs and hedges,

GARAGE is close by in block, just a few yards from the entrance

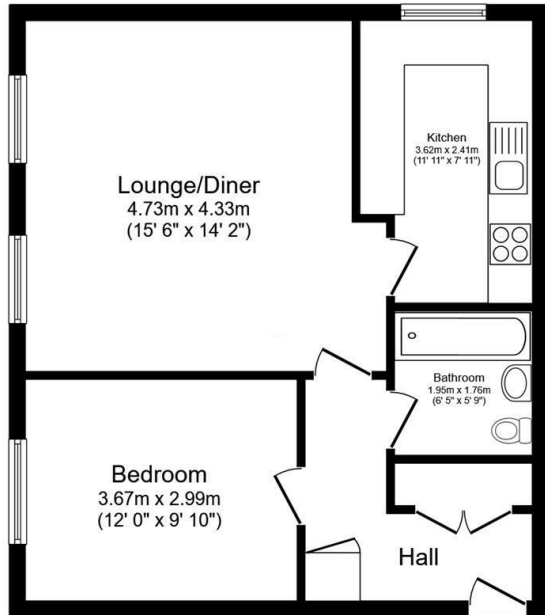
### Tenure

Brand New Lease 125 years

No Ground Rent

Service Charge £1,680

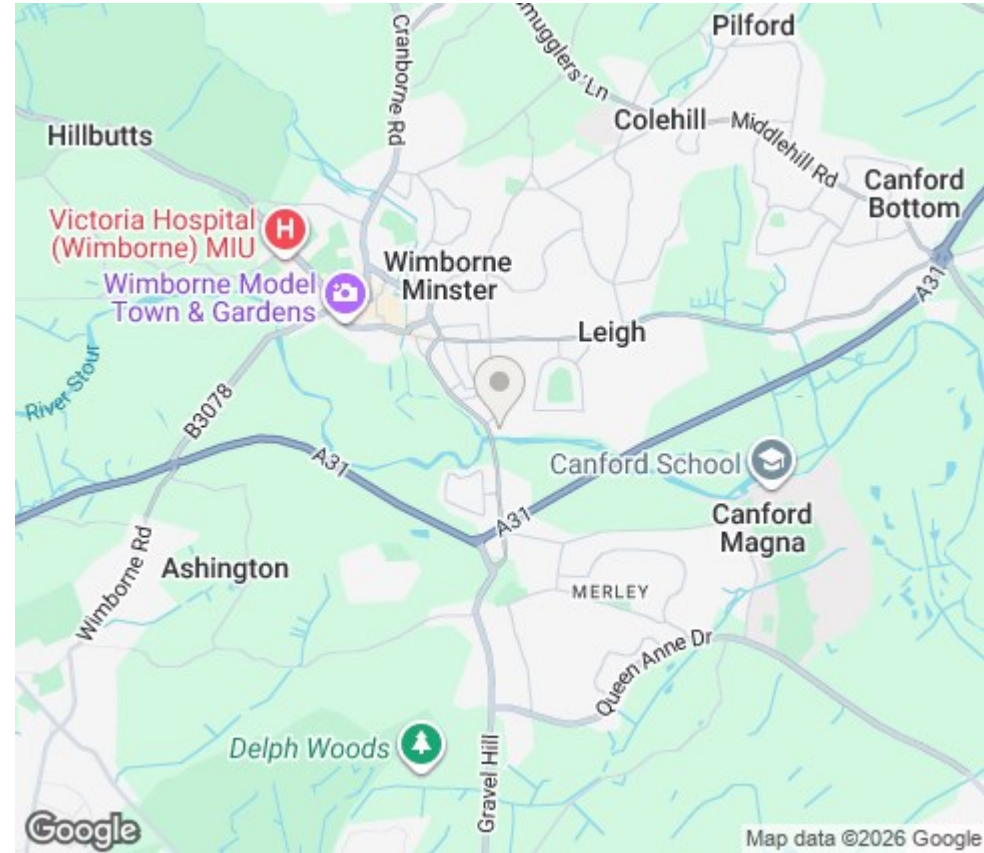




**Floor Plan**  
Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 53.5 sq.m. (576 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.