

TOWN
CENTRE

WAITROSE

DOCTORS

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1AF

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SHARE OF FREEHOLD PRICE: £230,000

A well presented spacious ground floor apartment offering two double bedrooms, a good size sitting/dining room and allocated parking within a short level walk of the town centre. NO FORWARD CHAIN.

- Communal entrance hallway leading to front door and entrance hallway, storage cupboard and cloaks cupboard
- Spacious sitting/dining room with dual aspect
- Good size kitchen with range of base and eye level units with complementary worktops, inset gas hob with electric oven below, space for appliances, wall mounted boiler and front aspect window
- Two double bedrooms, main bedroom with built in wardrobes
- Bathroom with three piece suite
- Double glazing and gas heating
- Outside: Allocated parking space and visitor parking
- Tenure: Share of Freehold
- Lease: We understand from the vendor this is 999 years from December 1978
- Service charge: We understand from the vendor this is approximately £540 per annum

The location of the property combines the advantage of 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.

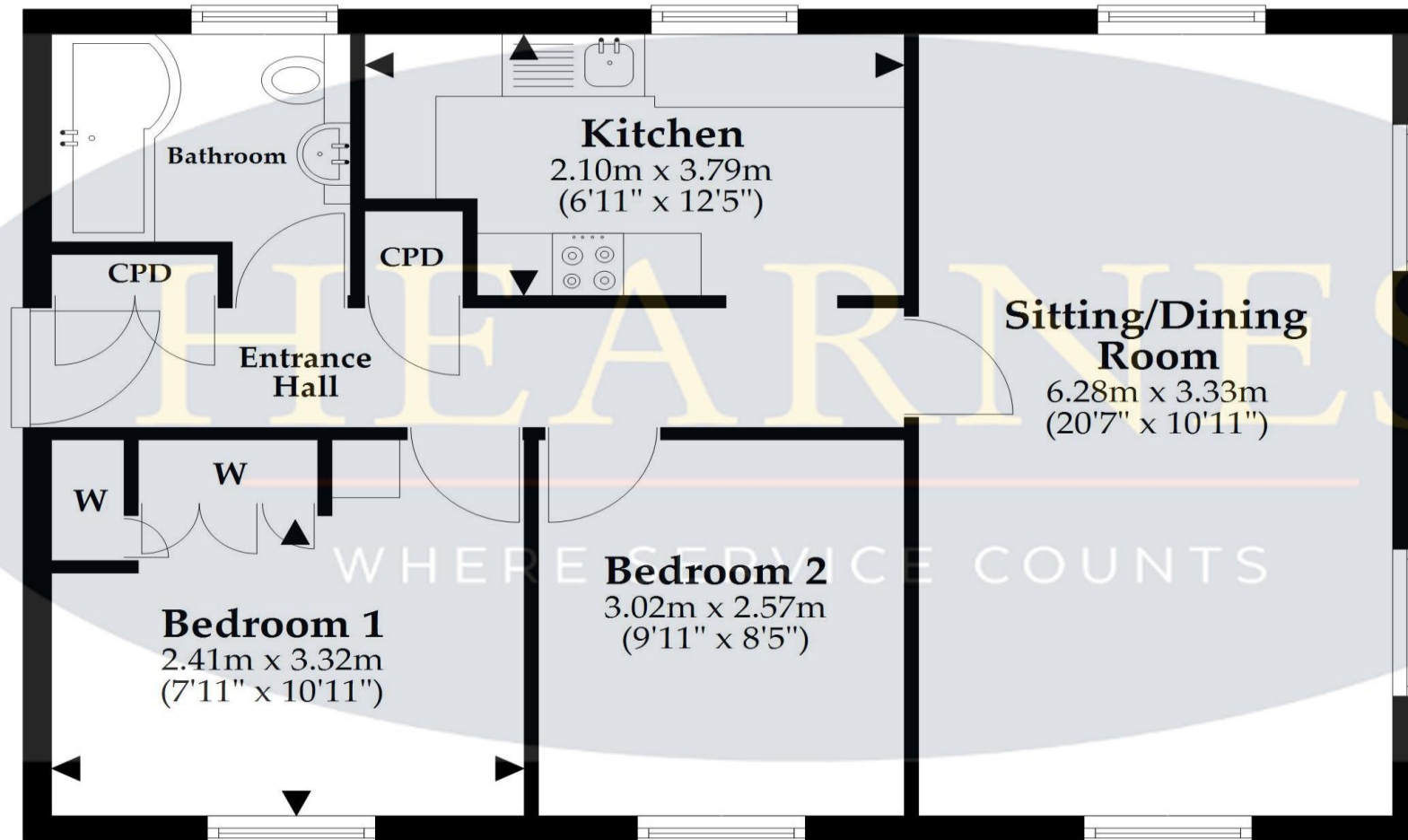
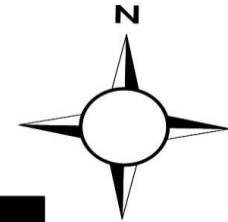
COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.



Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

