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Wimborne, Dorset, BH21 1BZ

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## SHARE OF FREEHOLD PRICE: Guide price £200,000 - £225,000

Two double bedroom, two bathroom top floor apartment with balcony and lift access in need of modernisation within easy reach of the town centre, including SHARE OF FREEHOLD, garage in block and allocated parking situated in a quiet road within walking distance of Waitrose. NO FORWARD CHAIN.

- Entrance via security phone
- Entrance hall with two storage cupboards and loft access
- Sitting room with balcony and dual aspect
- Kitchen with floor and wall mounted units and complementary worktops
- Two double bedrooms, one with fitted wardrobes and en suite shower room
- Family bathroom with bath, pedestal wash hand basin and WC
- NO FORWARD CHAIN
- Garage in block and allocated parking
- Maintenance: We understand from the vendor there is a half yearly charge of approximately £811.70 for buildings insurance, communal areas, the lift maintenance and gardening

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

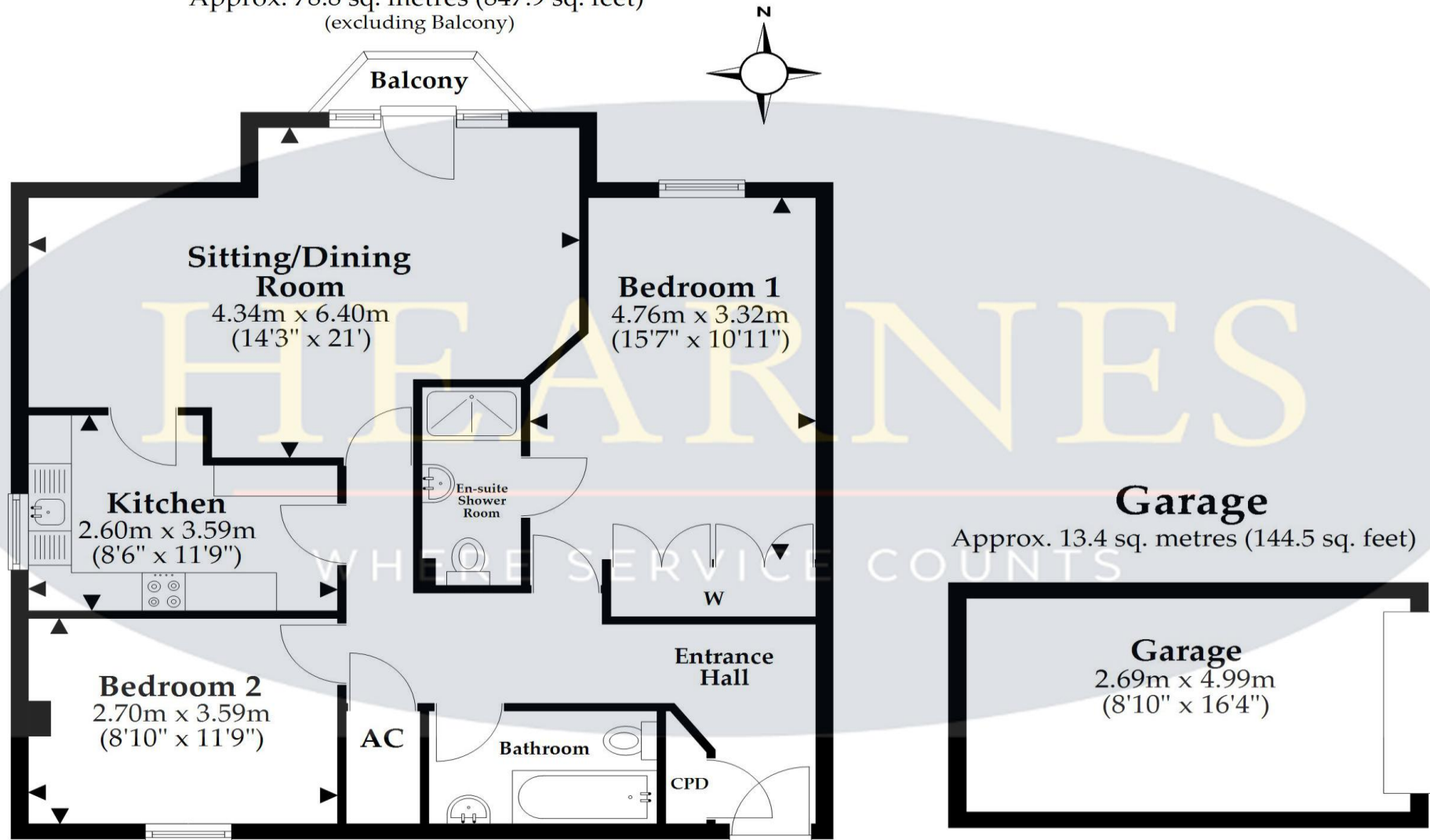
COUNCIL TAX BAND: D    EPC RATING: C

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.



## Second Floor

Approx. 78.8 sq. metres (847.9 sq. feet)  
(excluding Balcony)



Main area: Approx. 78.8 sq. metres (847.9 sq. feet)

Plus garage, approx. 13.4 sq. metres (144.5 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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