



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne, Dorset, BH21 1PQ**

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## SHARE OF FREEHOLD PRICE: £575,000

This impressive 1,500 sq ft townhouse is ideally located in the heart of Wimborne. Queen Elizabeth Court is a Grade II Listed building thoughtfully converted from the historic Grammar School in 1982 into nine distinctive homes, each named after a former headmaster. The development is notable for its attractive decorative brickwork, stone mullions and characterful cupolas, all set within beautifully maintained communal grounds adjoining Dean Court.

- Private entrance into a spacious hallway with a guest cloakroom and access to outside patio area, stairs to first floor
- Good size sitting room
- Open plan kitchen and an impressive dining area featuring a vaulted ceiling and large stunning feature window
- Second floor galleried landing
- Two double bedrooms. The principal bedroom includes built in wardrobes and en suite shower room
- Bedroom two also benefits from fitted storage and is served by a family shower room
- Open rural views and close proximity to the town centre
- Garage in a nearby block along with resident and visitor parking
- SHARE OF FREEHOLD with the remainder of 999 year lease
- Residents benefit from a covered arched walkway leading to landscaped communal gardens with gravel paths, lawn and well stocked flower borders
- A Residents Association manages the service charge of approximately £2,500 per annum which covers building insurance, windows and gutter cleaning as well as the upkeep of the shared areas
- Due to its listed status the property is EPC exempt

### COUNCIL TAX BAND: 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.

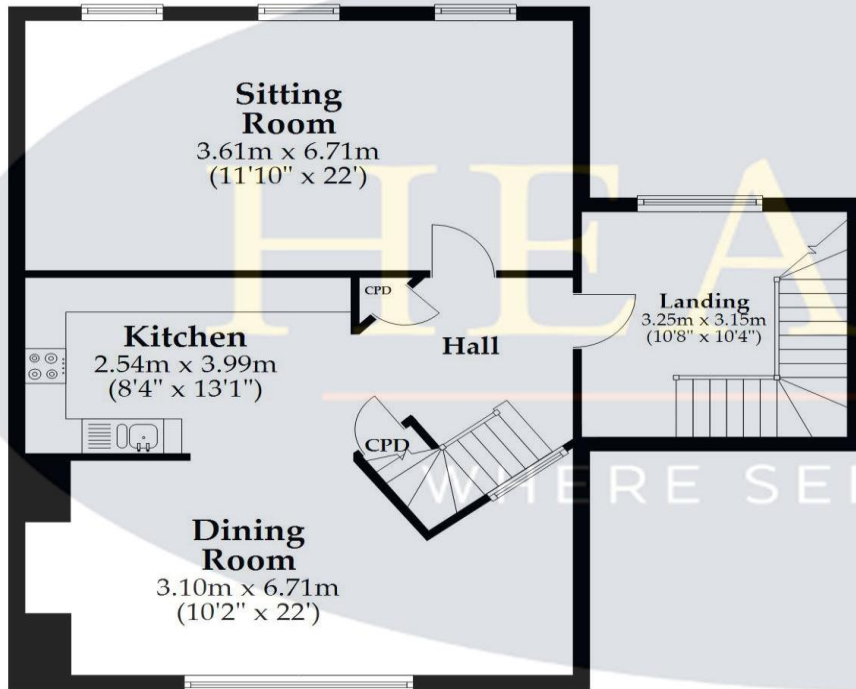




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

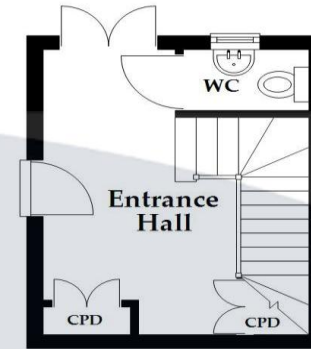
### First Floor

Approx. 73.9 sq. metres (795.3 sq. feet)



### Ground Floor

Approx. 13.4 sq. metres (144.0 sq. feet)



### Second Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 140.6 sq. metres (1513.5 sq. feet)

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







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