



Asking Price
£299,950

Leasehold

ST CUTHBURGAS, WIMBORNE BH21 1TH



- ◆ GROUND FLOOR FLAT
- ◆ PRIVATE COURTYARD GARDEN
- ◆ TWO DOUBLE BEDROOMS
- ◆ ALLOCATED OFF ROAD PARKING

A well proportioned, two bedroom, converted ground floor apartment with a private courtyard terrace, allocated off road parking and a share within the freehold.

Property Description

St Cuthburga's was converted in the late 1990s to form this collection of individual apartments and coach houses. Formally a convent, St Cuthburga affords vendors period living with proximity to Wimborne town centre and this particular apartment is situated on the ground floor offering two double bedrooms as well as two bathrooms, living room, kitchen and separate dining room. Being ground floor the ceilings retain their height from the original building and the home has the benefit of gas fired heating.

Service Charges: £2,609 per annum, paid half yearly

Gardening/Insurance/Cleaning etc. No Ground Rent.

Tenure: The property is held on a 999 year lease from 25 December 1998. (In 2002 the leaseholders bought the freehold interest and each leaseholder has a share of the freehold which is held by St Cuthburga Management Limited).

Garden and Grounds

The courtyard is entirely paved and has a low level, closed panel fence denoting its boundary. There is a latched gate giving independent access from the front elevation where an allocated parking space can be found.

Location

Colehill is a popular parish neighbouring Wimborne. The area has a bus service to Wimborne and also to the larger towns of Bournemouth and Poole. It is well served with sought-after primary and middle schools, post office and convenience stores, pharmacy, hair salon, a church, memorial hall and community library. There are a few fine old houses in Colehill dating from the 1860s but in general rapid expansion took place in the last century which has resulted in a wide variety of properties to suit varying budgets. There is a close community feel in Colehill and the Parish Council have set up strong communication links via a regularly updated website and twice yearly newsletter to inform residents of the latest Parish initiatives being undertaken. Recreation facilities include the Forestry Commission Plantation at Cannon Hill which is widely used for walking and cycling and directly links to the larger areas of heathland at Holt and Whitesheet. A recreation ground at Oliver's Park provides entertainment for families and children and there is a local nature reserve at Leigh Common. The Cricket Club incorporating Colehill Sports & Social Club is also a popular venue for many local residents.

Size: 1313 sq.ft (122 sq.m)

Heating: Gas Fired Heating

Glazing: Single Glazed

Parking: Allocated Off Road Parking

Garden: Private Courtyard

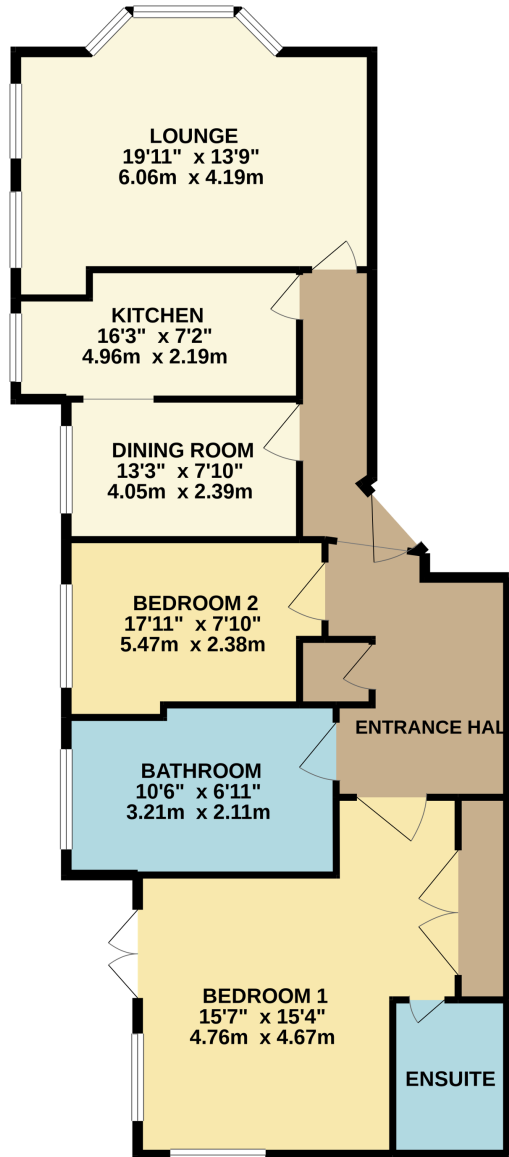
Main Services: Gas, Water, Electric, Drains

Local Authority: Dorset Council

Council Tax Band: D

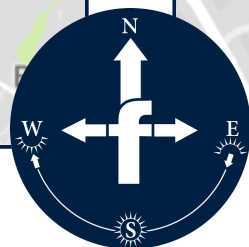
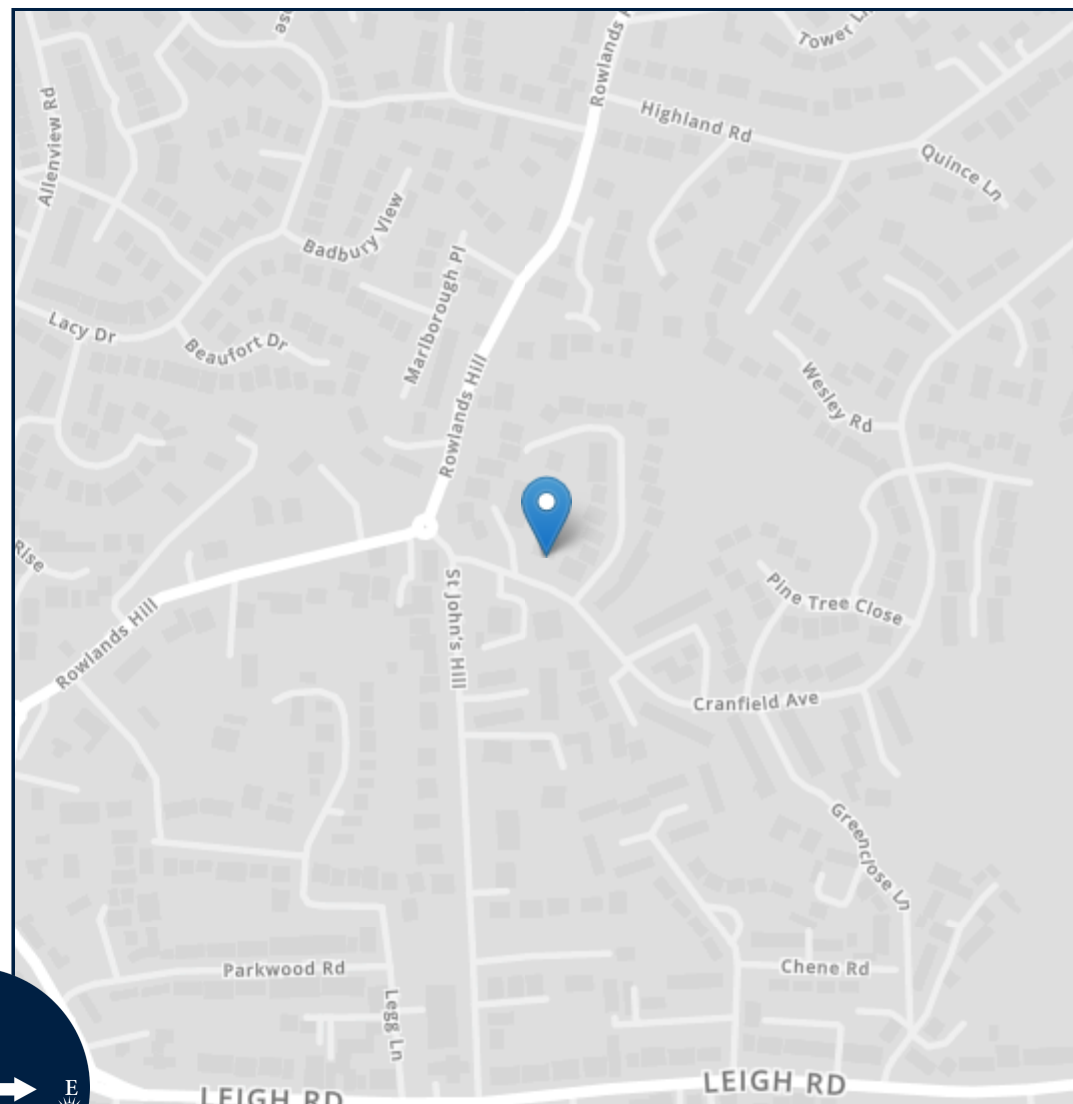
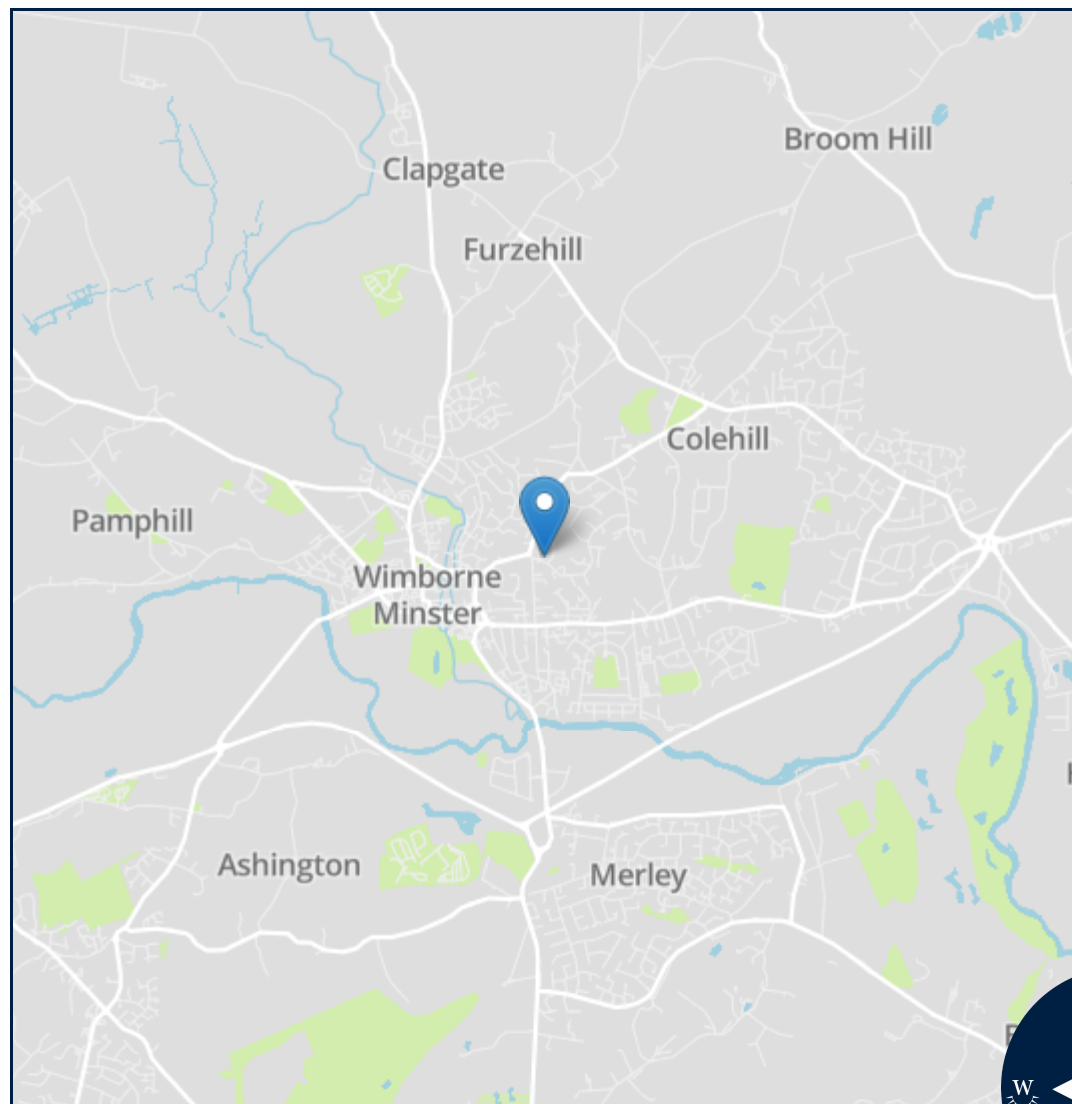


GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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