



Asking Price

£194,950

Leasehold

SELKIRK CLOSE, WIMBORNE, DORSET BH21 1TP



◆ **TWO BEDROOM APARTMENT**

◆ **NO FORWARD CHAIN**

◆ **POPULAR LOCATION**

◆ **SOLE AGENTS**

A modern, well-proportioned two-bedroom apartment ideally situated in the heart of Merley, within easy reach of local shops and amenities.

Property Description

Selkirk Close is located in the heart of Merley and comprises a range of homes which were constructed in the 1970's. This particular property is positioned in a block of flats arranged over ground and first floor. This well-presented apartment is located on the first floor and offers bright and well-proportioned accommodation throughout. The property comprises a spacious living room, a modern fitted kitchen with a range of base and eye level units, a well-appointed bathroom, and two bedrooms. The main bedroom also benefits from a walk-in wardrobe style space ideal for clothes or storage.

Further benefits include gas-fired central heating, double glazing throughout and the significant advantage of being offered to the market with no forward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a straightforward move.

Location

Merley is a sought-after residential area on the edge of Wimborne, known for its community and convenient local amenities. The area benefits from nearby shops, open green spaces, and a selection of well-regarded and popular local schools. Wimborne town centre is just a short distance away, offering a wider range of shops, cafés, and restaurants, while excellent road links provide easy access to Poole, Bournemouth, and the Dorset coastline.



Size: Approx 502sq ft (46.6 sq m)

Heating: Gas Fired Heating

Glazing: Double Glazed

Main Services: Gas, Electric, Water & Drains

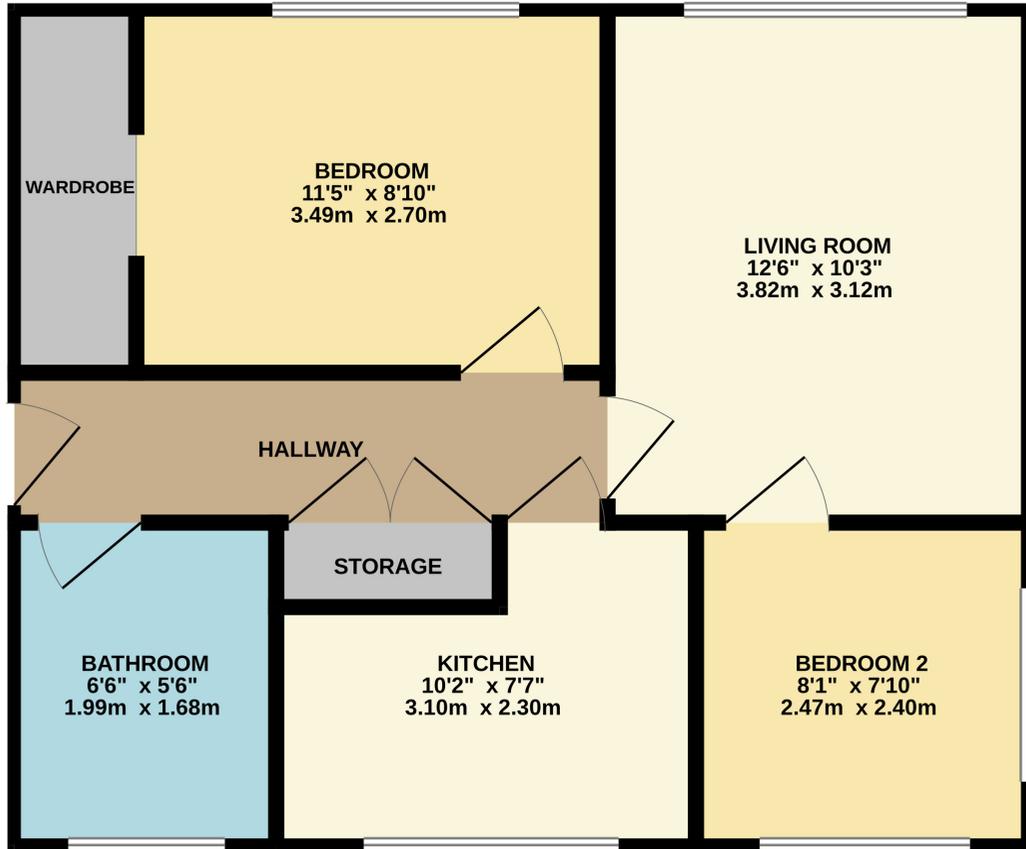
Local Authority: BCP Council

Council Tax: Band B

Additional Information:

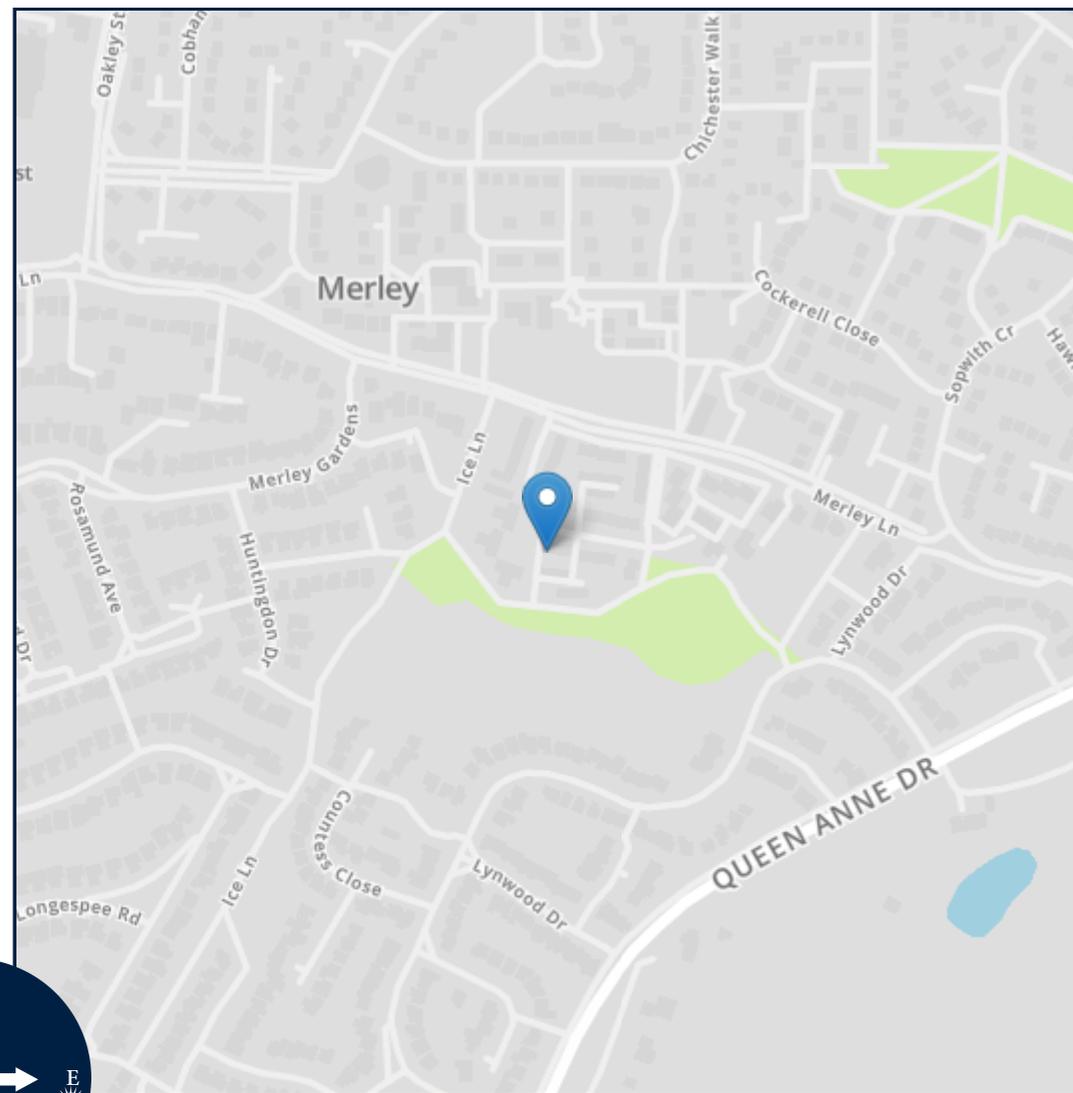
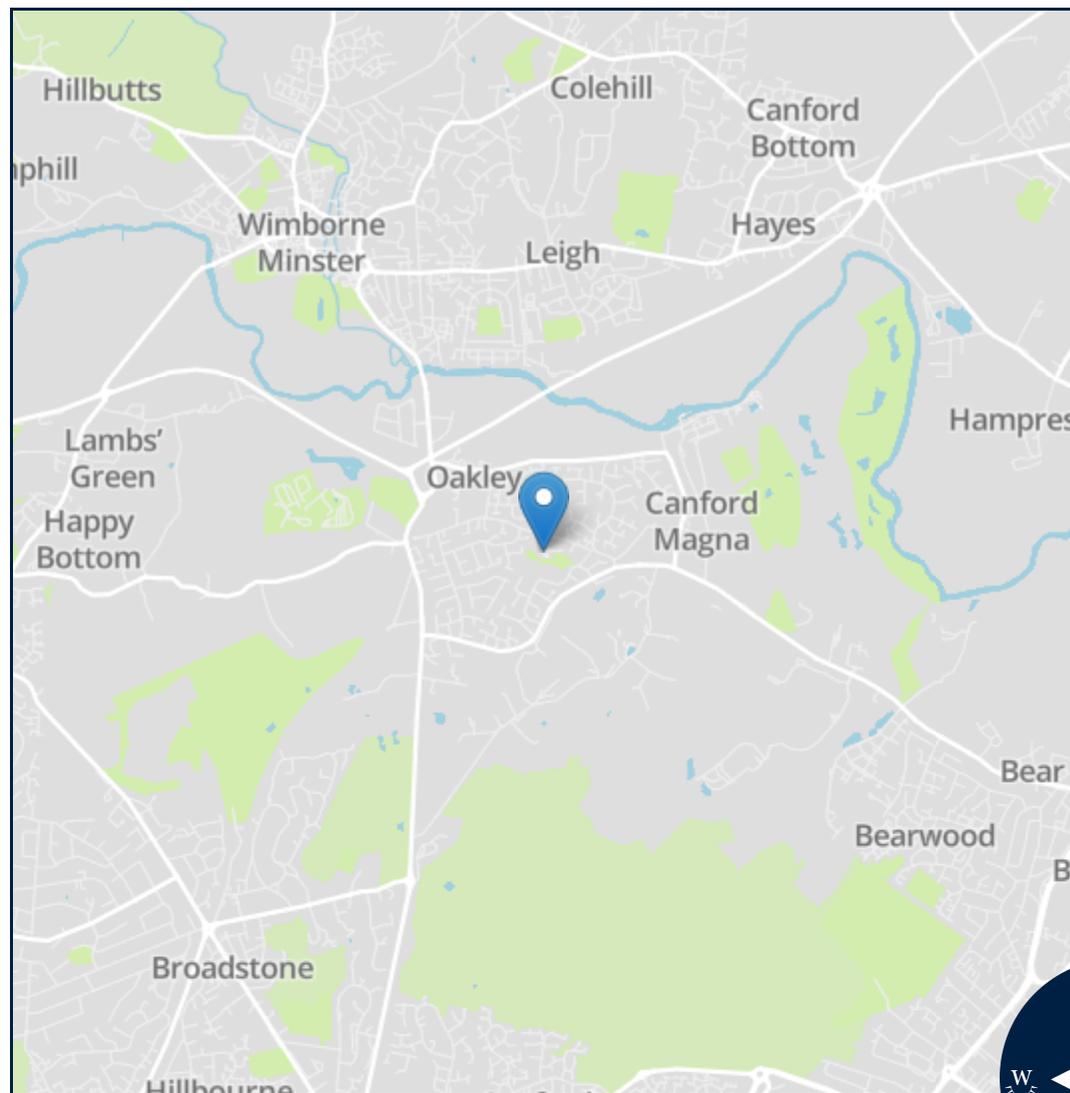
For information on broadband and mobile signal, please refer to the Ofcom website.

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(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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