



Asking Price

£239,950

Share of Freehold

HANFIELD LODGE, GRAVEL HILL, WIMBORNE BH21 1RW



- ◆ **FIRST FLOOR APARTMENT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **SOLE AGENTS**

A converted, two bedroom, first floor apartment boasting enjoyable communal grounds as well as allocated off road parking, being offered without a forward chain.

Property Description

Hanfield Lodge comprises of five apartments arranged over two stories and this particular apartment is positioned on the first floor. The apartment comprises of an open planned living room with kitchen area, two double bedrooms and a family bathroom. The home also benefits from gas fired heating as well as being double glazed throughout.

Gardens and Grounds

The communal gardens are well maintained and to the front of the building there is a generous parking area in which there is a parking space conveyed with this property, as well as parking for visitors. The rear communal gardens are laid to kept lawns and there are patios and seating areas for residents to use.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. 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 bridleways, footpaths and coastal routes to explore.

Size: 540 sq ft (50.2 sq m)

Heating: Gas fired (combi boiler serviced annually)

Glazing: Double glazed

Parking: Allocated parking space & visitors parking

Garden: East facing

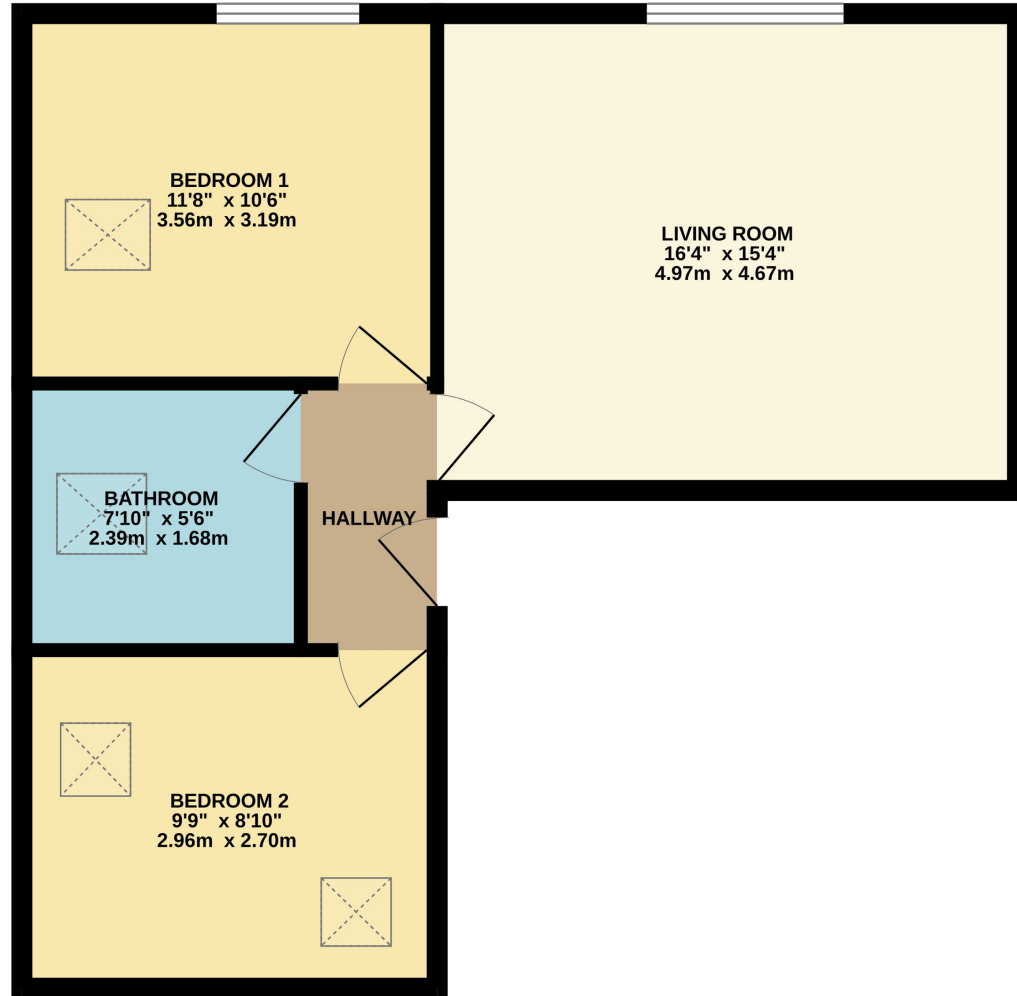
Main Services: Electric, water, gas, drains, telephone

Local Authority: BPC Council

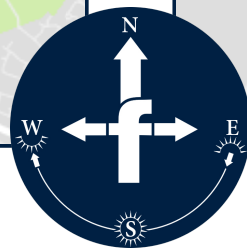
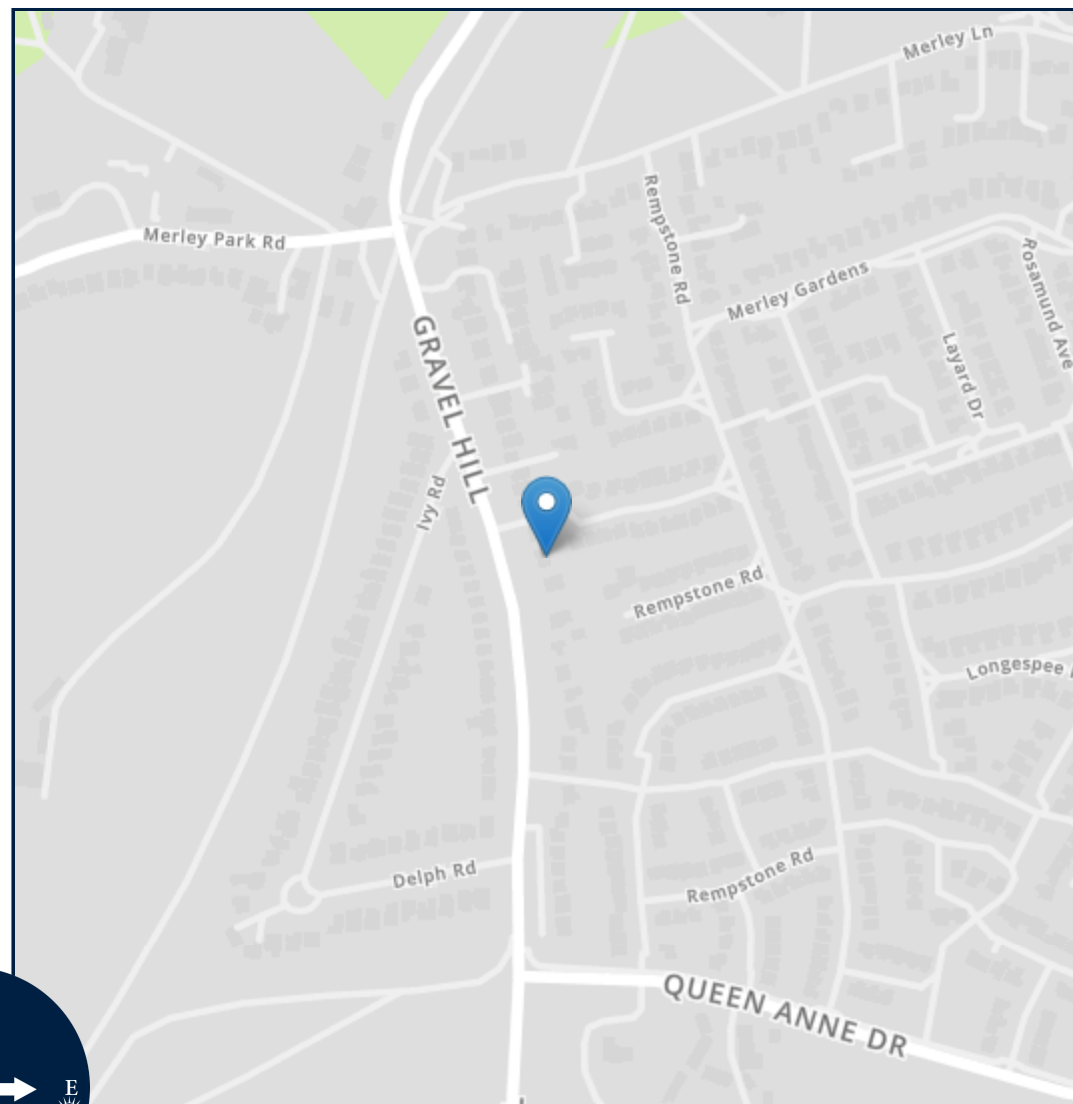
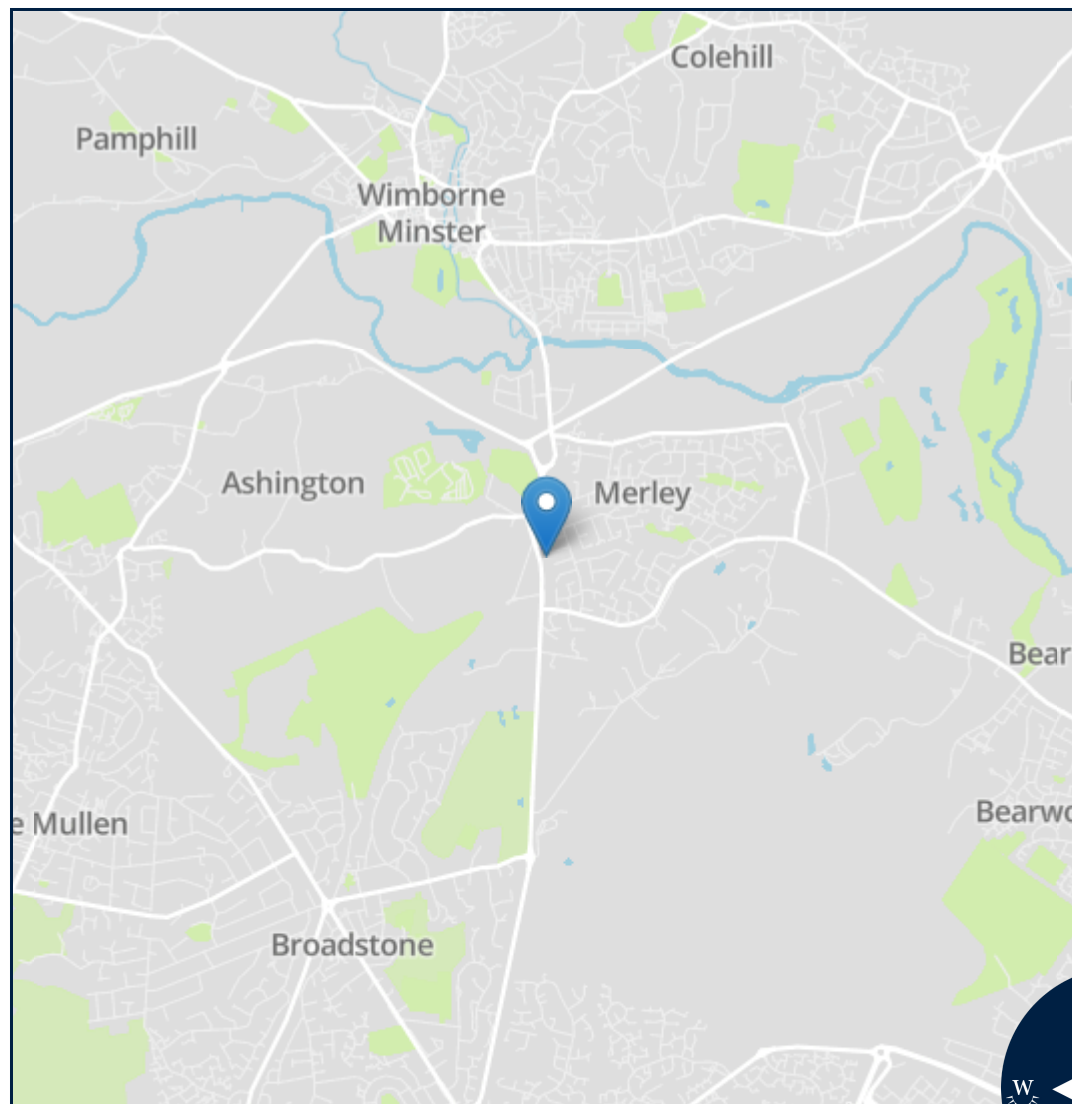
Council Tax Band: B



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000