



*Asking Price*

**£239,950**

GLEN ASHTON, ROWLANDS HILL, WIMBORNE BH21 2QH

Leasehold







- ◆ GROUND FLOOR APARTMENT
- ◆ ONE DOUBLE BEDROOM
- ◆ NO FORWARD CHAIN
- ◆ CLOSE TO TOWN CENTRE
- ◆ ALLOCATED OFF ROAD PARKING
- ◆ PRIVATE GARDEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A unique, ground floor, one bedroom garden apartment benefiting from allocated off road parking, private entrance, close proximity to the town and being offered without a forward chain.

### Property Description

Glen Ashton comprises a collection of one and two bedroom apartments and coach houses that were converted several years ago and this particular property sits at the front of the development in a detached building, which is annexed to the main house, giving the property a sense of privacy. The accommodation benefits from having its own private entrance and comprises of a living room, double bedroom, family bathroom and modern fitted kitchen. Furthermore, the home has been double glazed throughout and has electrically controlled heating.









## Gardens and Grounds

Service Charges, Ground Rent and Insurances, etc, all total:  
£1,646.38 per annum.  
Length of Lease: 125 years from 1 July 2020

There are two spaces arranged in tandem at the front of the property adjacent to the front door and there is a lean to style store to the right hand side of the property. The garden is accessible both from the living room as well as via a garden gate on Rowlands Hill and there is a private outside space which is laid to lawn with a patio area adjoining the elevation of the home. Furthermore, there is a courtyard area which is accessed from the kitchen and is ideal for laundry and storage.

## 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: 607 sq ft (56.4 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: 2 Allocated tandem off road parking spaces

Garden: West facing

Main Services: Electric, water, drains, telephone

Council Tax Band: B

Local Authority: Dorset Council

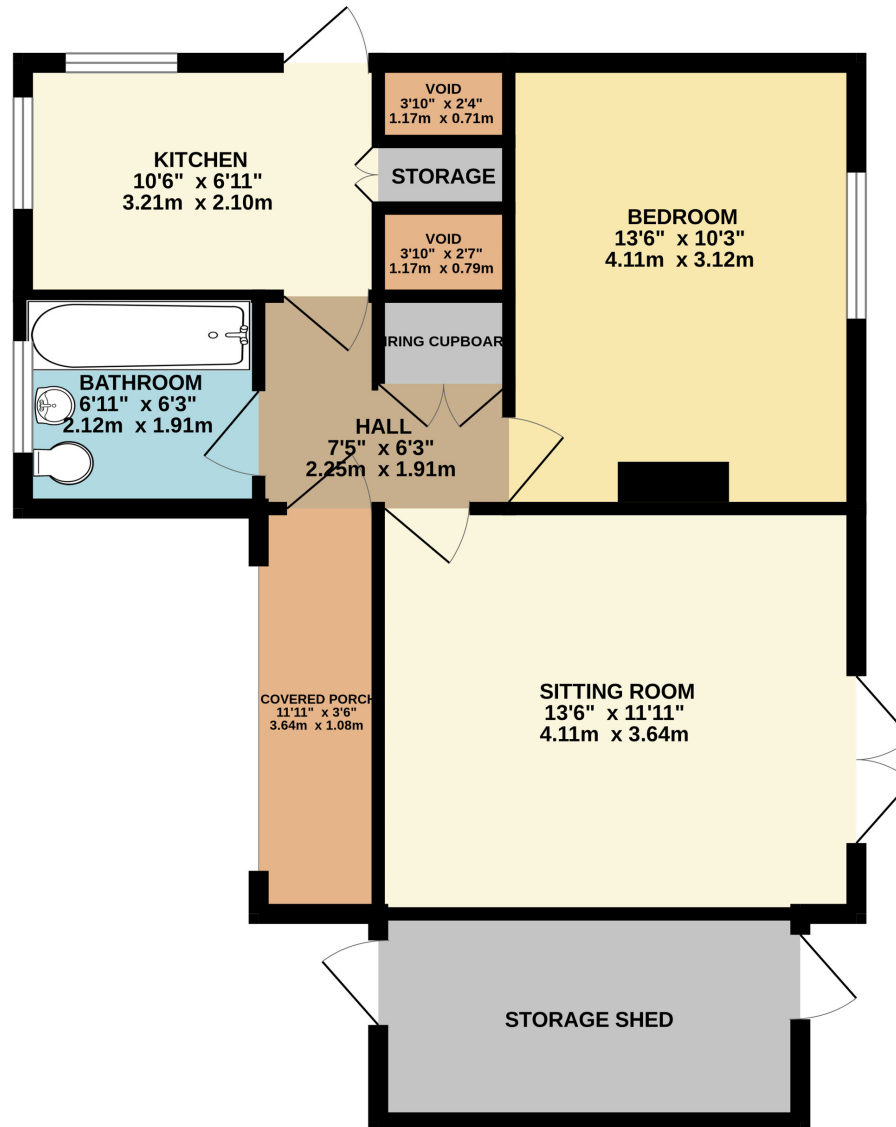




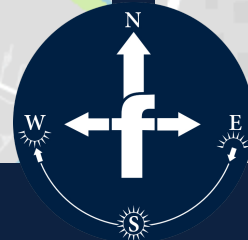
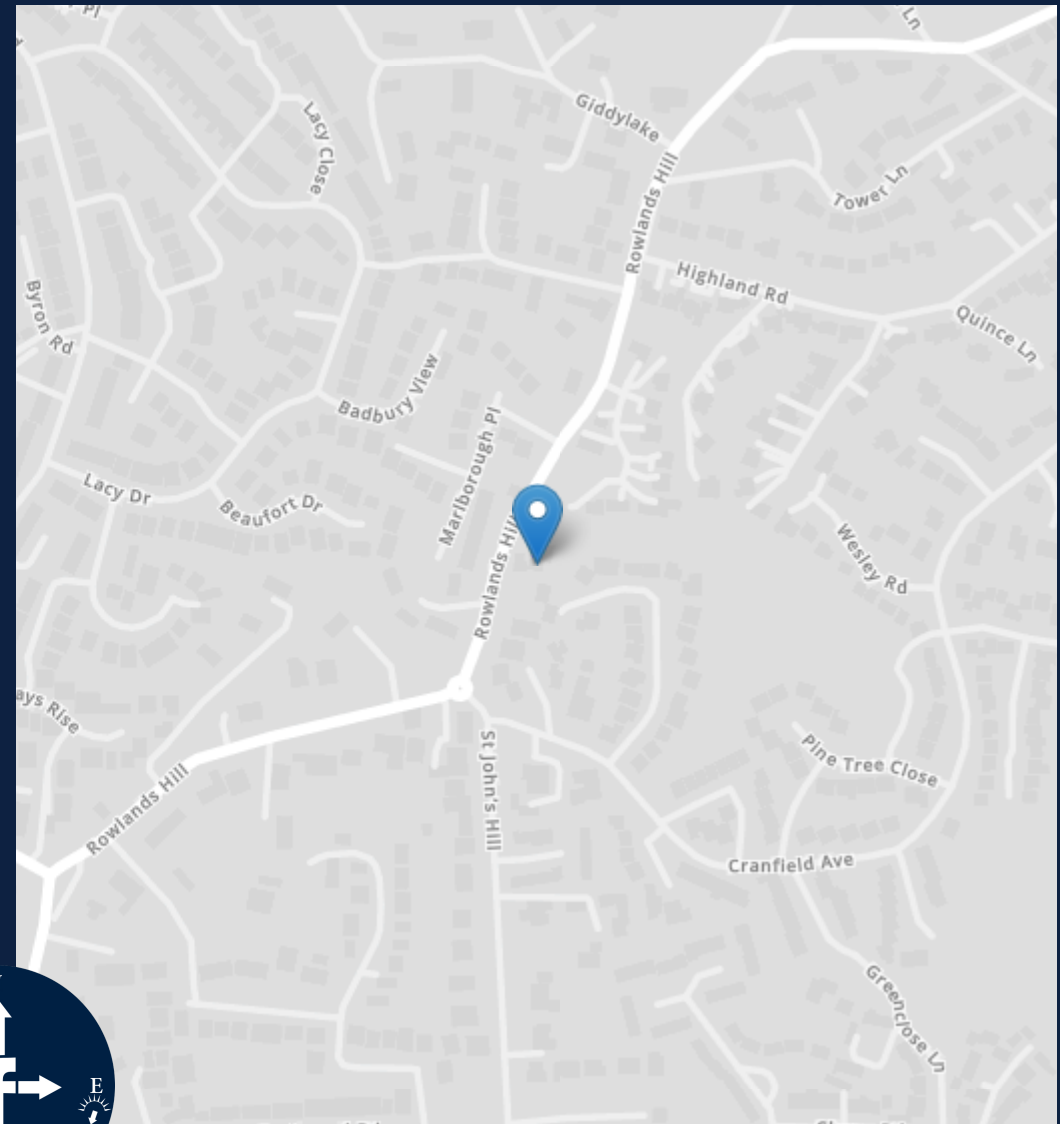
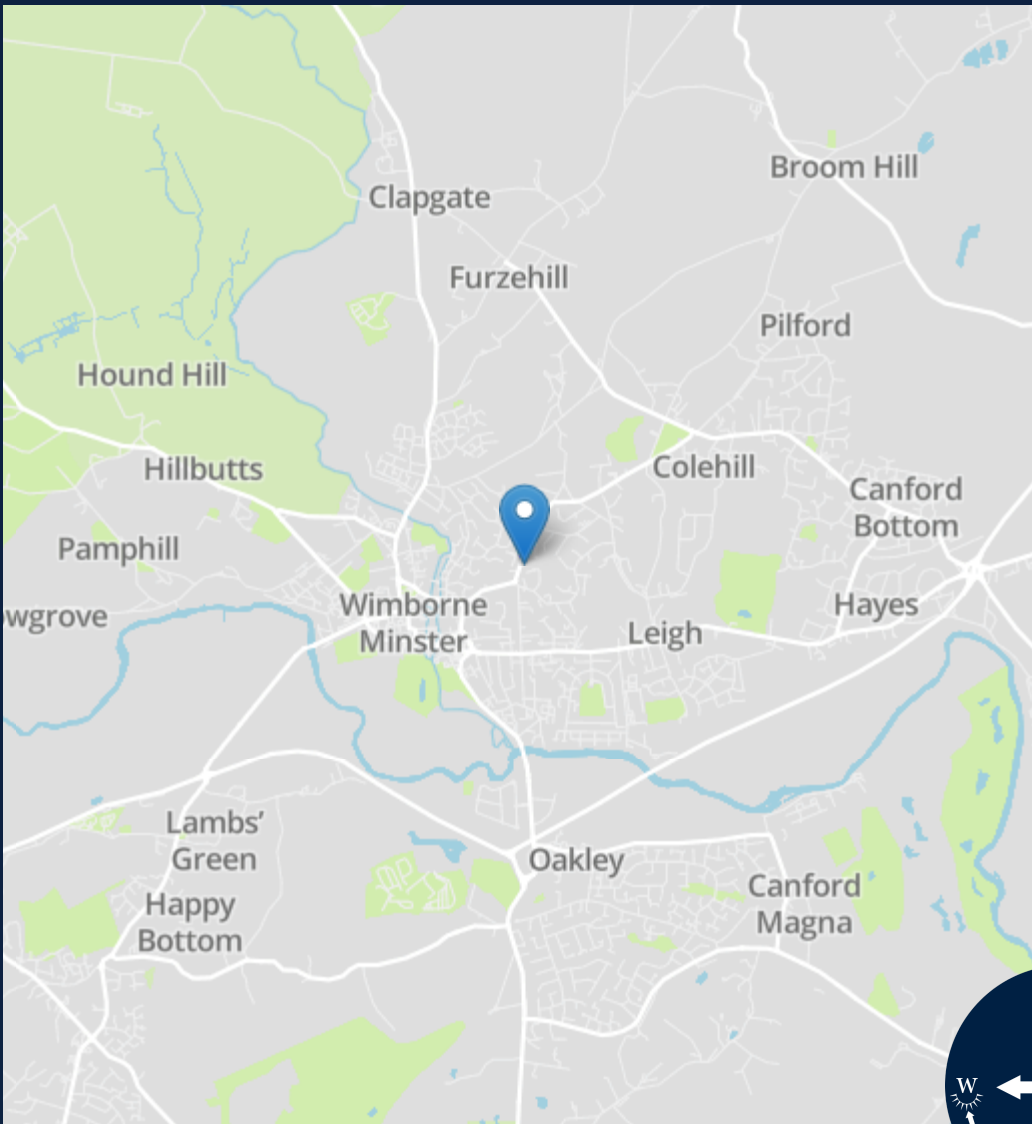




GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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