



Asking Price
£169,950
Leasehold

CUTLERS PLACE, WIMBORNE, BH21 2HY



- ◆ GROUND FLOOR FLAT
- ◆ PRIVATE ENTRANCE
- ◆ ONE BEDROOM
- ◆ SECURE GARAGE

Property Description

The apartment benefits from its own private ground floor entrance and boasts a useful storage area adjacent to the front door which is ideal for bikes. There is a central hallway serving the accommodation and has the benefit of laminate floor that continues through into the living room which features countersunk LED lighting. The bedroom has an airing cupboard and fitted shelving and the home has been entirely double glazed, along with having a new boiler recently fitted.

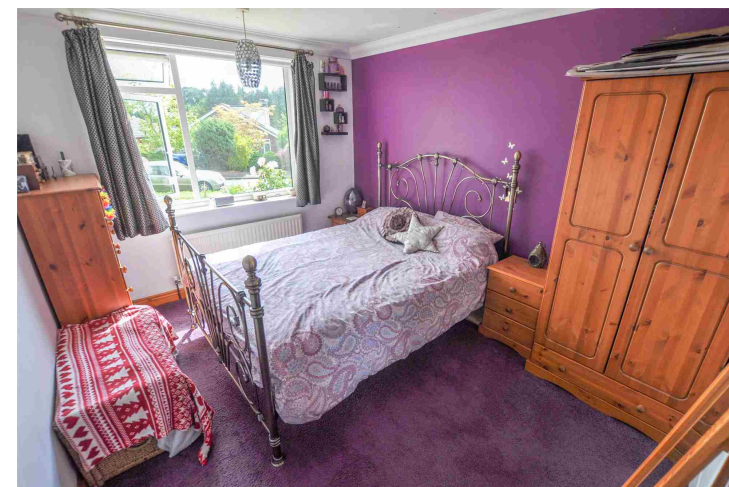
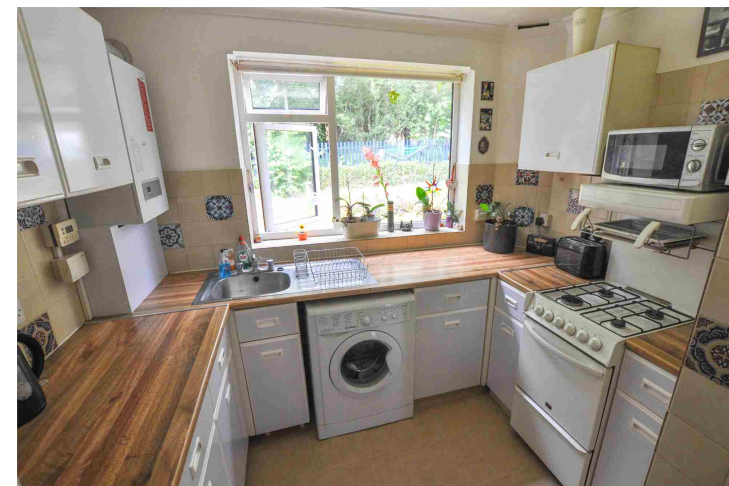
Length of Lease: 116 years remaining.
Maintenance costs: £150.00 per annum (ground rent)

Gardens and Grounds

The gardens are neatly kept and provide casual areas to enjoy as well as clothes drying facilities. The gardens to the front of each flat are the responsibility of the ground floor and the gardens to the rear of the block are the responsibility of the first floor flats. There is a communal parking area, which in turn provides access to a garage block, where there is a garage conveyed with this property.

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 - 463 sq ft (43 sq m)

Heating - Gas fired

Glazing - Double glazed

Parking - Off rd & garage

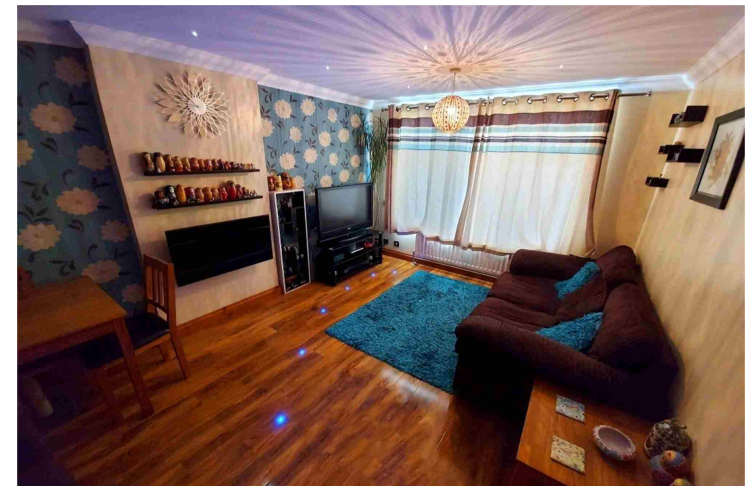
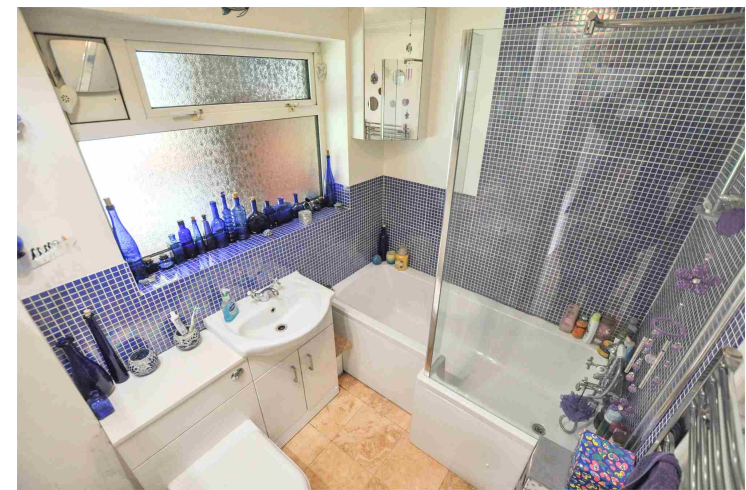
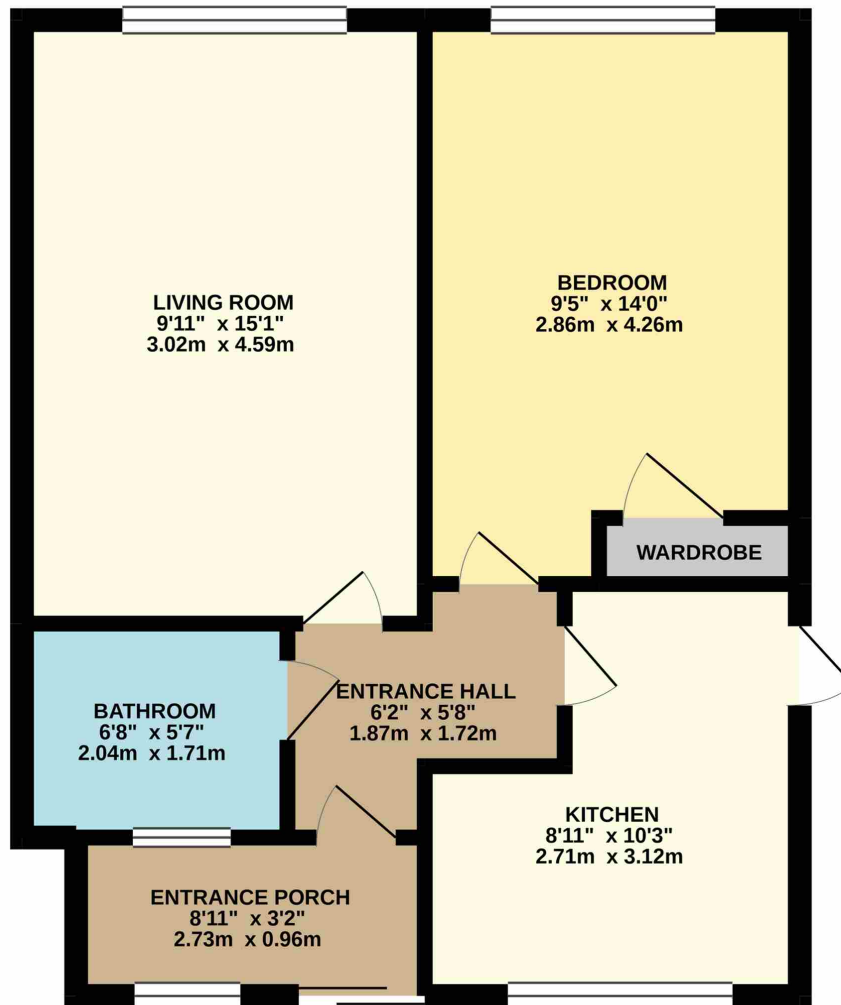
Garden - Communal

Main Services - gas, water, electric,
drains

Local authority - Dorset Council

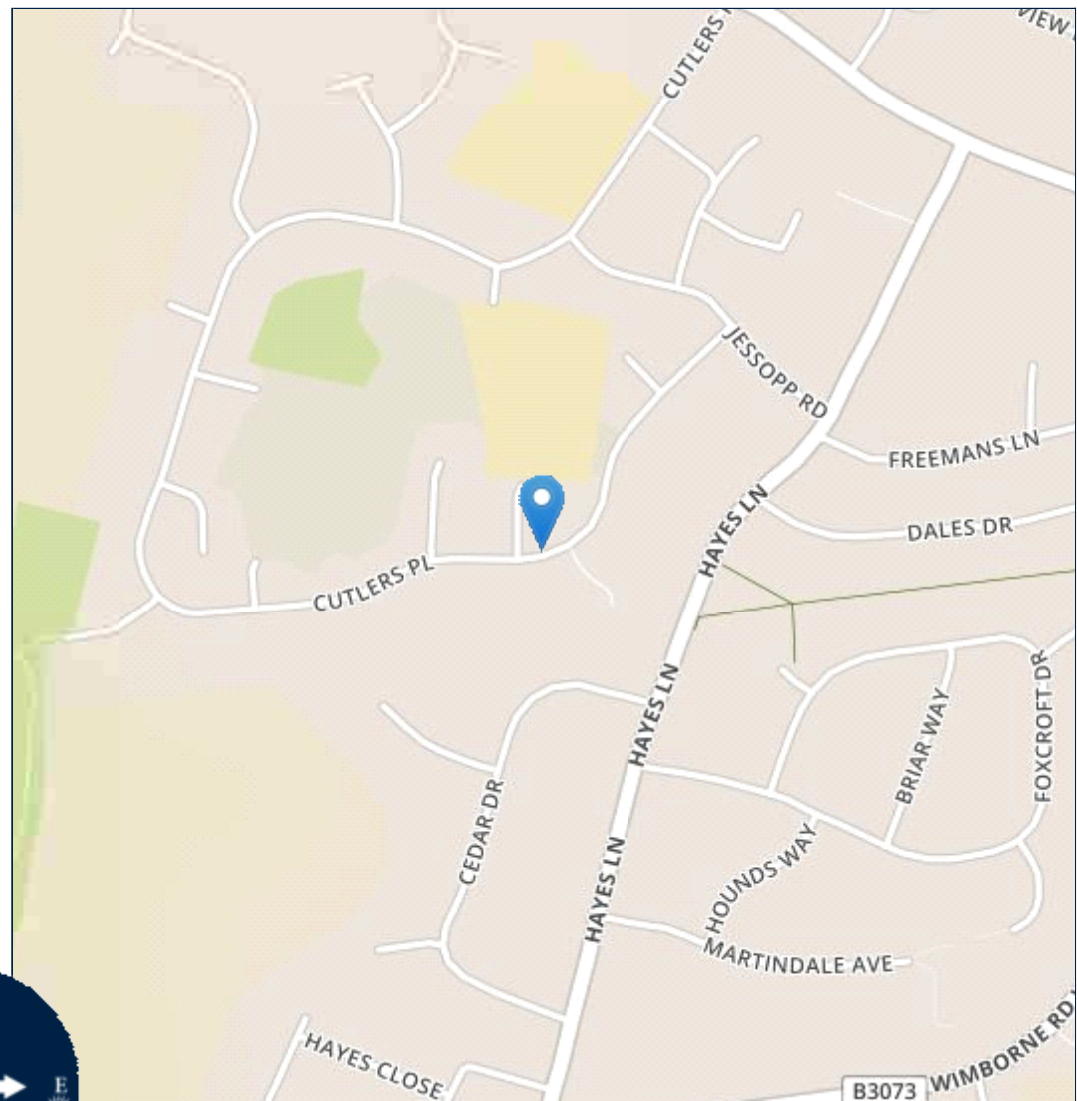
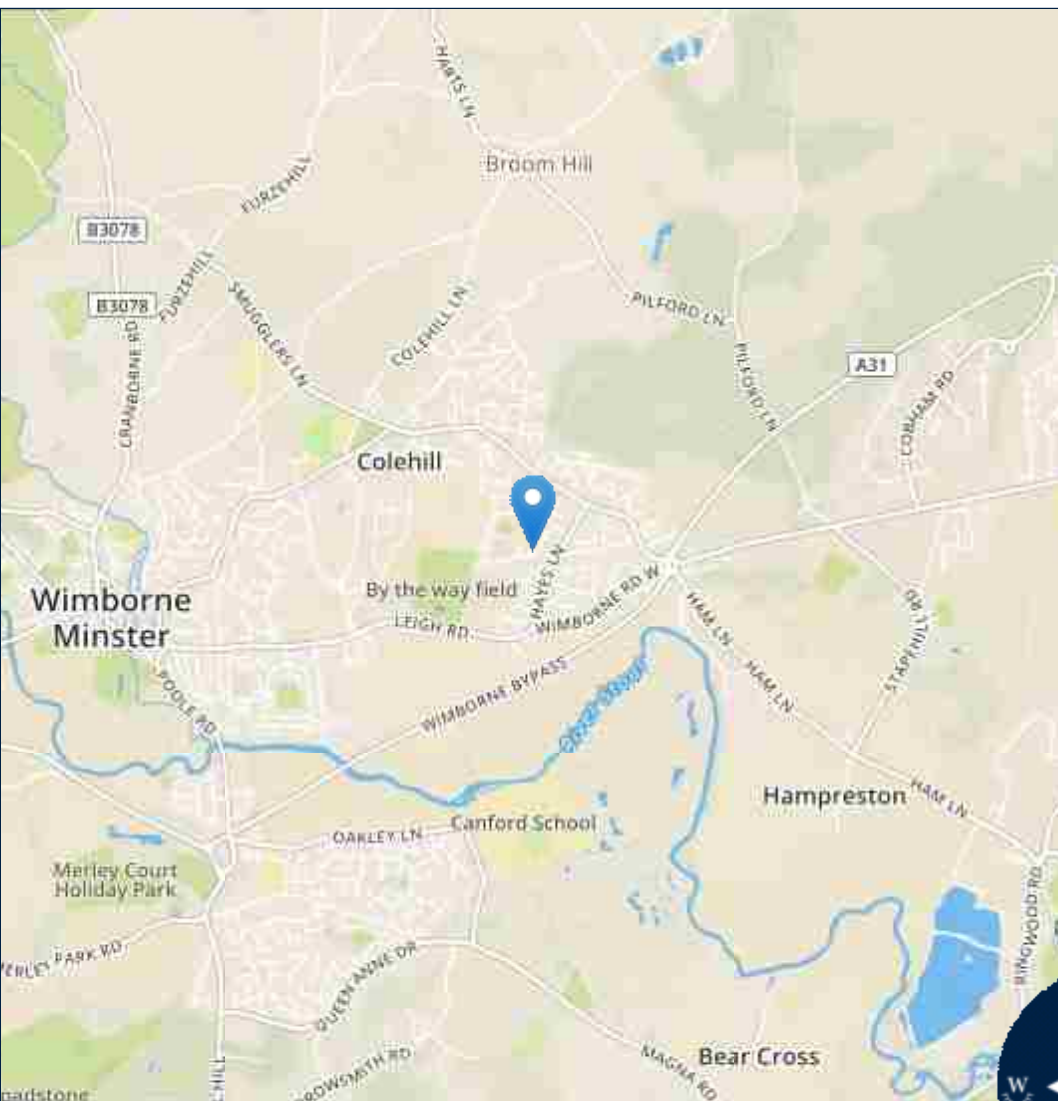
Council tax - Band A

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		77	82
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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