



Asking Price

£149,950

Leasehold

9 EAST STREET, WIMBORNE BH21 1DS



- ◆ **FIRST FLOOR FLAT**
- ◆ **ONE BEDROOM**
- ◆ **IDEAL INVESTMENT/FIRST TIME BUY**
- ◆ **NO FORWARD CHAIN**

A first floor, converted, one bedroom apartment situated within the heart of Wimborne with a river view, being offered without forward chain.

Property Description

The building was converted into apartments in the late 1980's and comprises of four properties arranged over two storeys above a commercial premises. This particular apartment is situated on the first floor and benefits from an open plan living room with kitchenette, bathroom and bedroom.

Gardens and Grounds

There is a communal area on the approach to the entrance used for bin storage.

Extra Information:

189 Years from 29 September 1988

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: 435 sq ft (40.4 sq m)

Heating: Night storage

Glazing: Single glazed

Parking: None

Garden: None

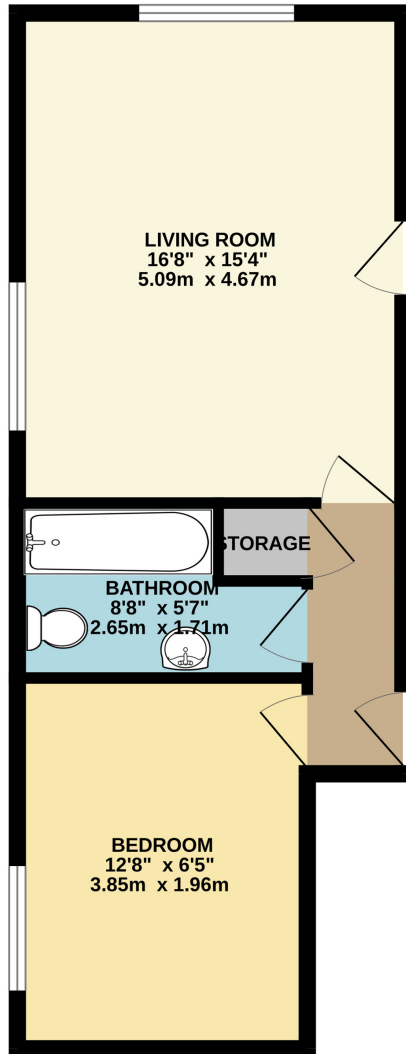
Main Services: Electric/water/drains/telephone

Local Authority: Dorset Council

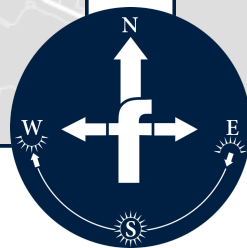
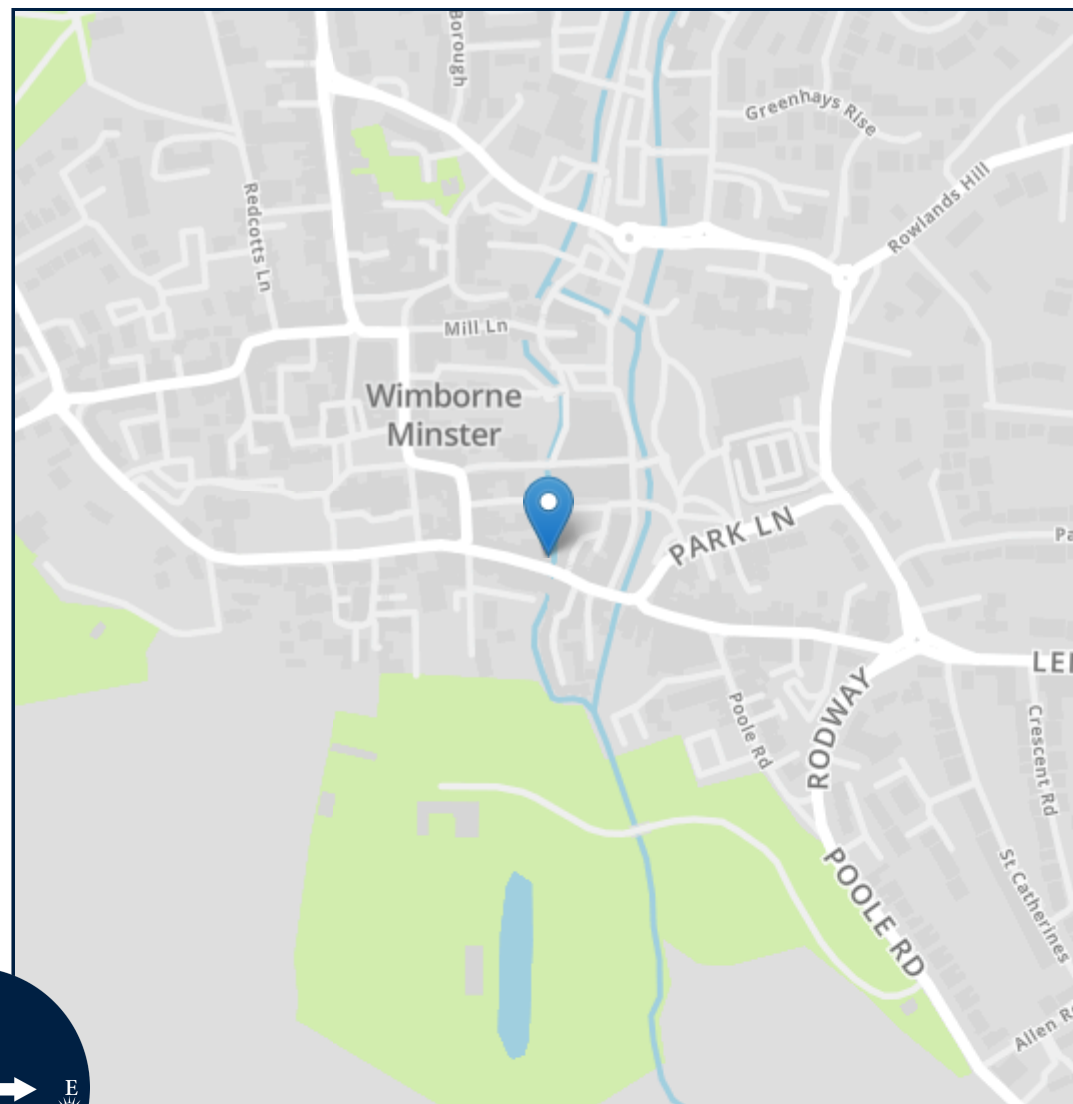
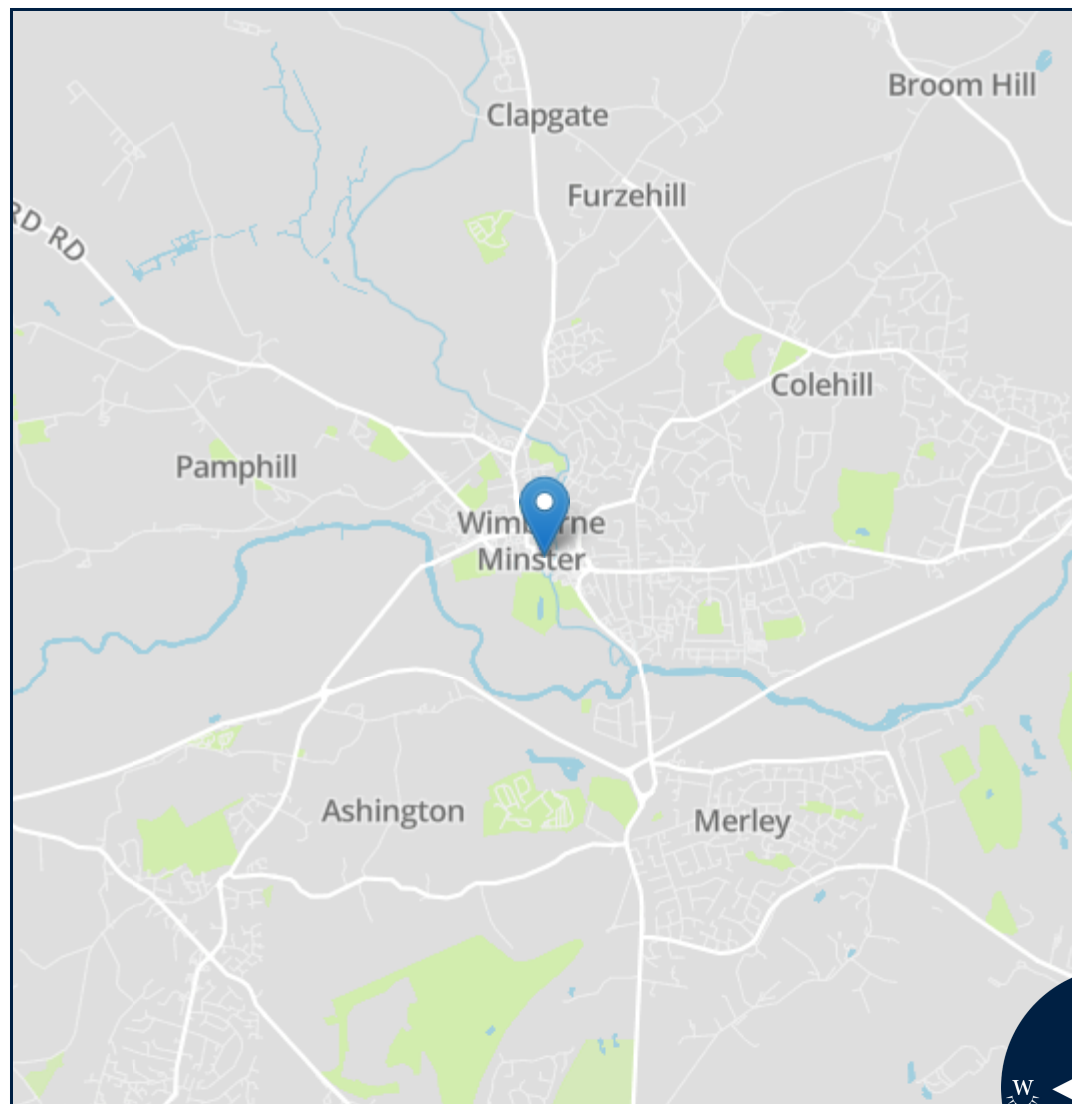
Council Tax Band: A



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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		
(55-68)	D	67	76
(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