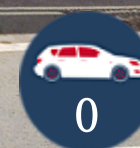




£175,000

Leasehold

HIGH STREET, WIMBORNE, DORSET BH21 1HT



- ◆ TOWN CENTRE LOCATION
- ◆ FIRST FLOOR APARTMENT
- ◆ TWO DOUBLE BEDROOMS
- ◆ IDEAL INVESTMENT OPPORTUNITY

A converted, first floor, two bedroom apartment situated in the centre of Wimborne and boasting its own private ground floor entrance.

Property Description

The property is situated in the High Street within the heart of the town centre with its wealth of shopping and entertainment facilities. The accommodation comprises of a ground floor entrance hallway, which in turn leads to an ornate circular staircase providing access to the first floor accommodation. The first floor lays host to two double bedrooms which are served by a family bathroom, living room and kitchen. The home is mostly double glazed and has the benefit of gas fired heating.

Gardens and Grounds

Extra Information:

Length of Lease: To be confirmed, as currently retained under freehold of building so the possibility of a new counterpart lease will be created.
Service Charge: 50/50 split of maintenance charge for the building works and buildings insurance.
Ground Rent: £300 per annum.

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: 712 sq ft (66.0 sq m)
Heating: Gas fired (Combi)
Glazing: Mixed glazed
Parking: N/A
Garden: N/A
Main Services: Electric, Water, Gas, Telephone, Drains
Local Authority: Dorset Council
Council Tax Band: B

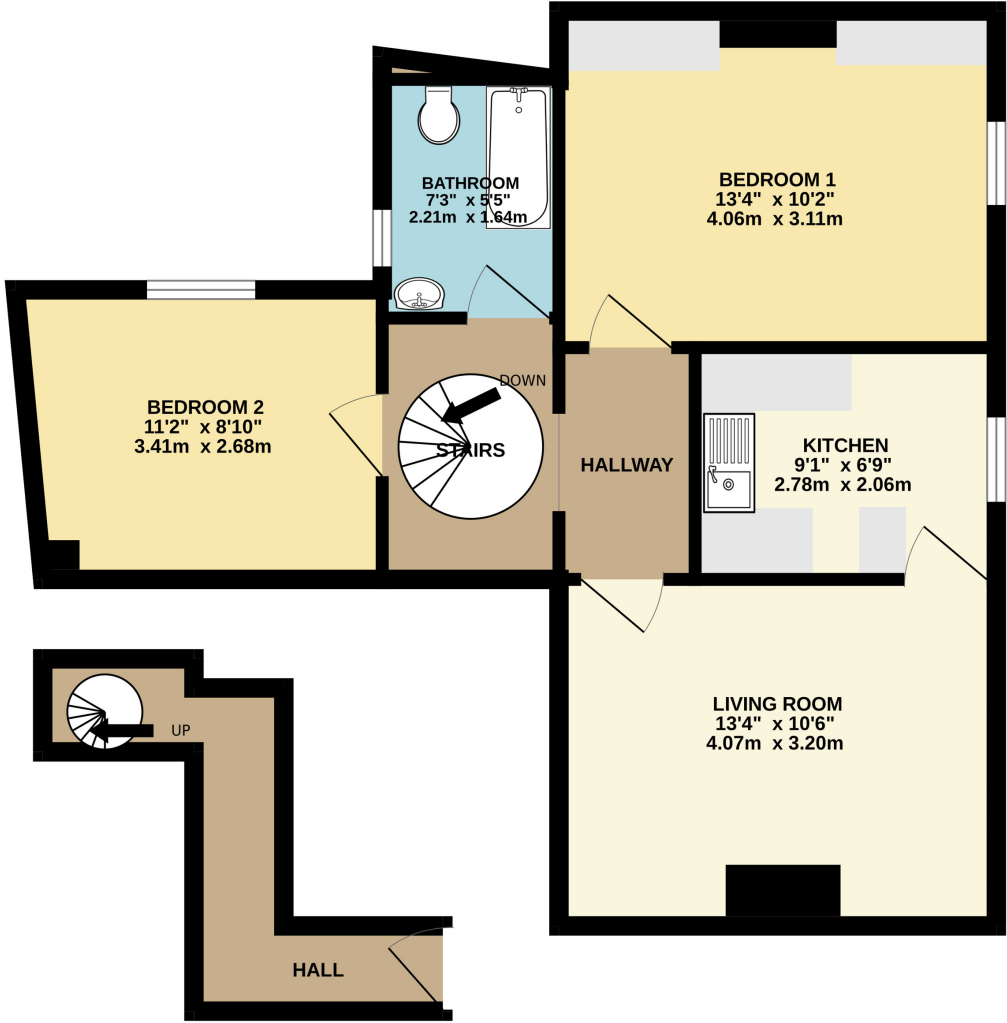
Additional Information:

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

For information relating to flood risk, please refer to gov.uk

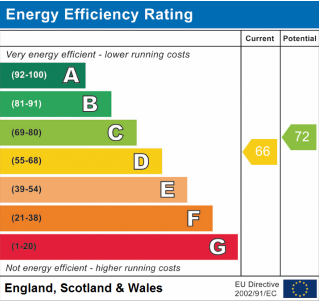
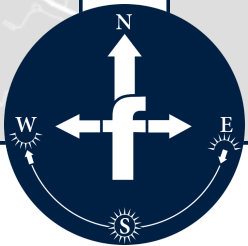
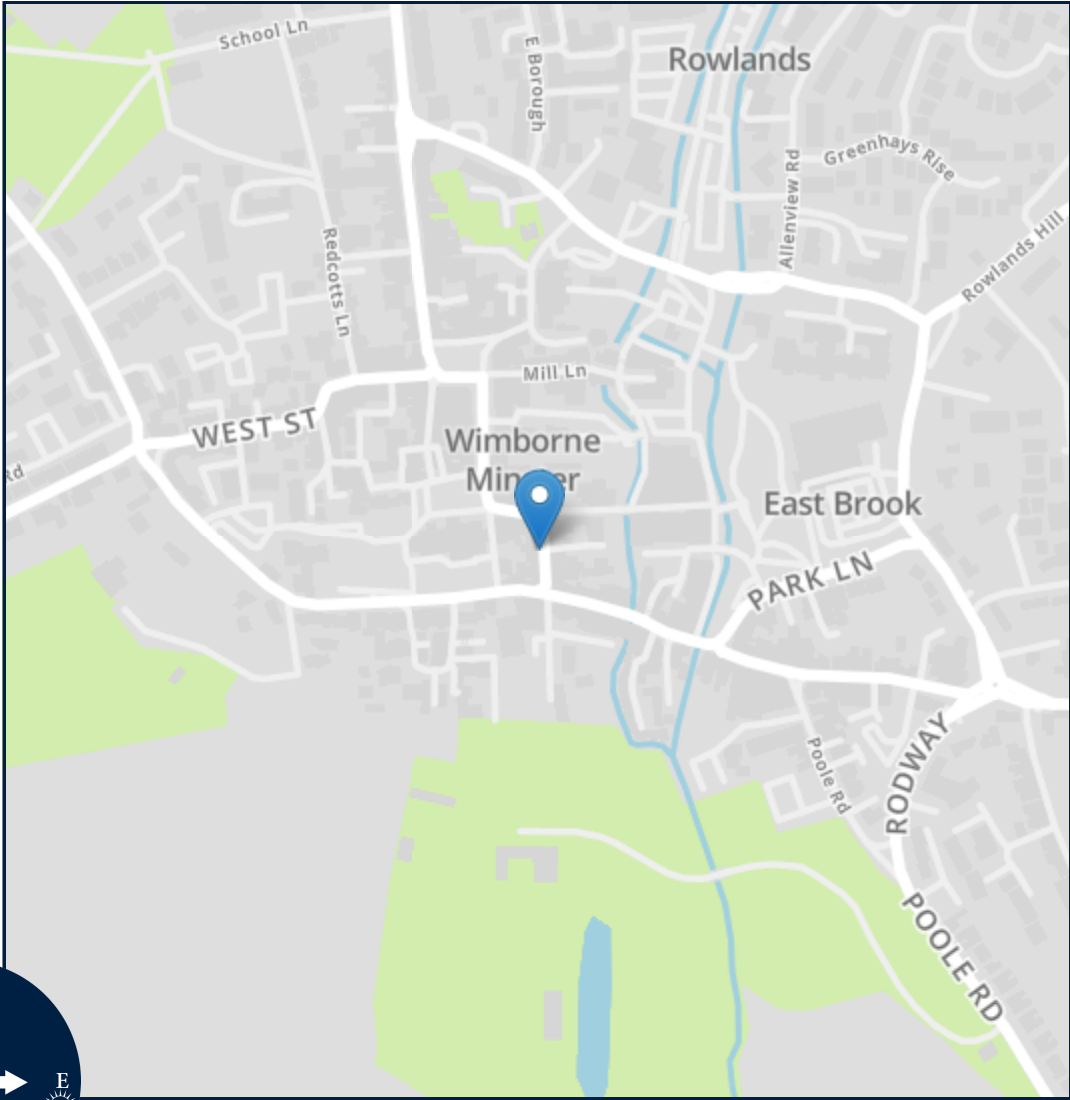
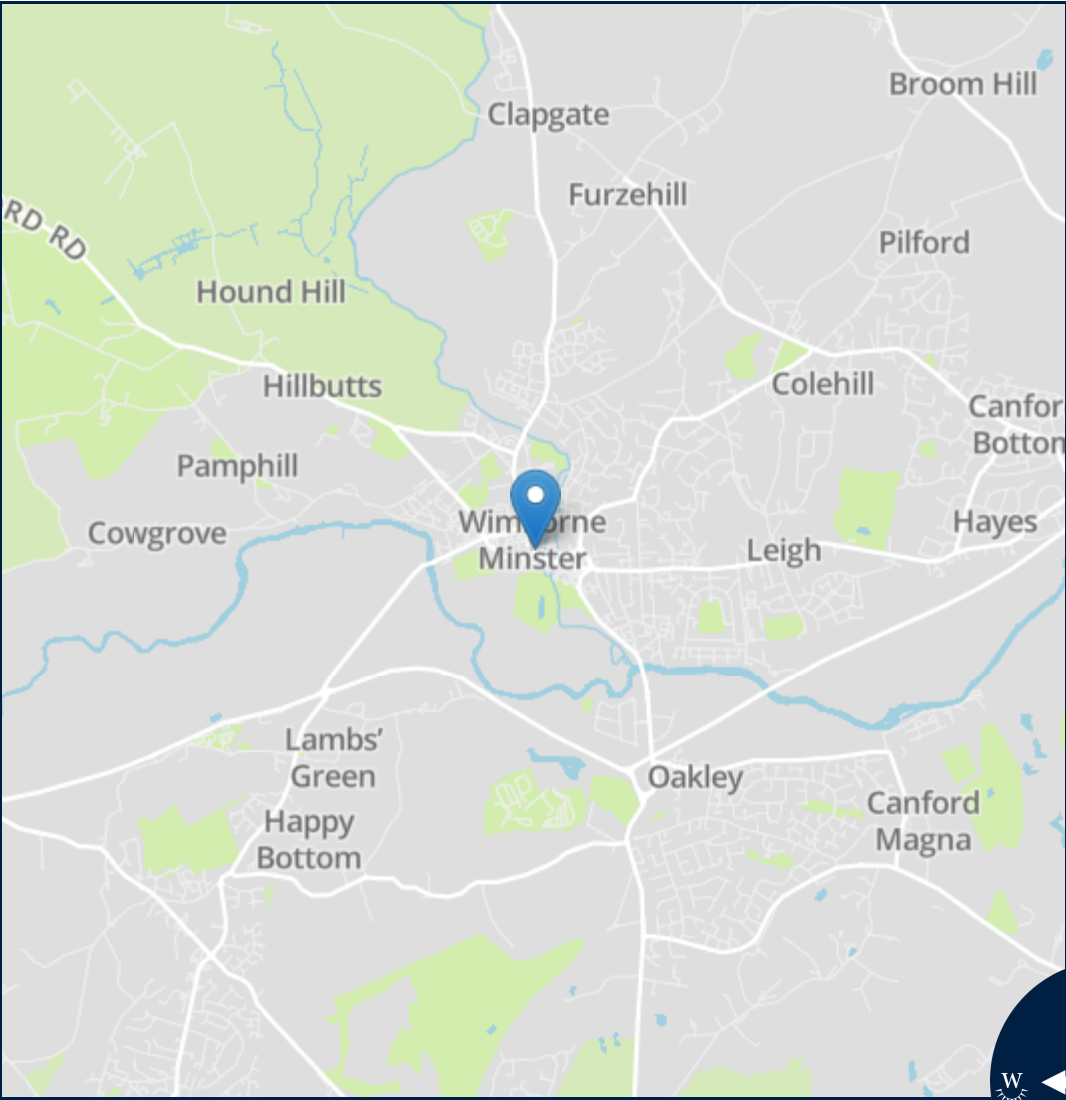


GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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