

*Asking Price*  
**£325,000**

Leasehold

ST CUTHBURGAS, CRANFIELD AVENUE, WIMBORNE,  
DORSET BH21 1TH





- ◆ **GROUND FLOOR FLAT**
- ◆ **PRIVATE COURTYARD GARDEN**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **ALLOCATED OFF ROAD PARKING**

A well proportioned, two bedroom, converted ground floor apartment with a private courtyard terrace, allocated off road parking and a share within the freehold.

## Property Description

St Cuthburga's was converted in the late 1990s to from this collection of individual apartments and coach houses. Formally a convent, St Cuthburgas affords vendors period living with proximity to Wimborne town centre and this particular apartment is situated on the ground floor and offers two double bedrooms as well as two bathrooms, living room, kitchen and separate dining room, Being ground floor the ceilings retain their height from the original building and the home heres the benefit of gas fired heating.

Service Charges: £2,609 per annum, paid half yearly

Gardening/Insurance/Cleaning etc.

Tenure: The property is held on a 99 year lease commencing in 1998. In 2002 the leaseholders bought the freehold interest and each leaseholder has a share of the freehold which is held by St Cuthburgas Management Limited.

## Garden and Grounds

The courtyard is entirely paved and has a low level closed panel fence denoting its boundary. There is a latched gate giving independent access from the front elevation where any allocated parking space can be found.

## 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: 1313 sq.ft (122 sq.m)**

**Heating: Gas Fired Heating**

**Glazing: Single Glazed**

**Parking: Allocated Off Road Parking**

**Garden: Private Courtyard**

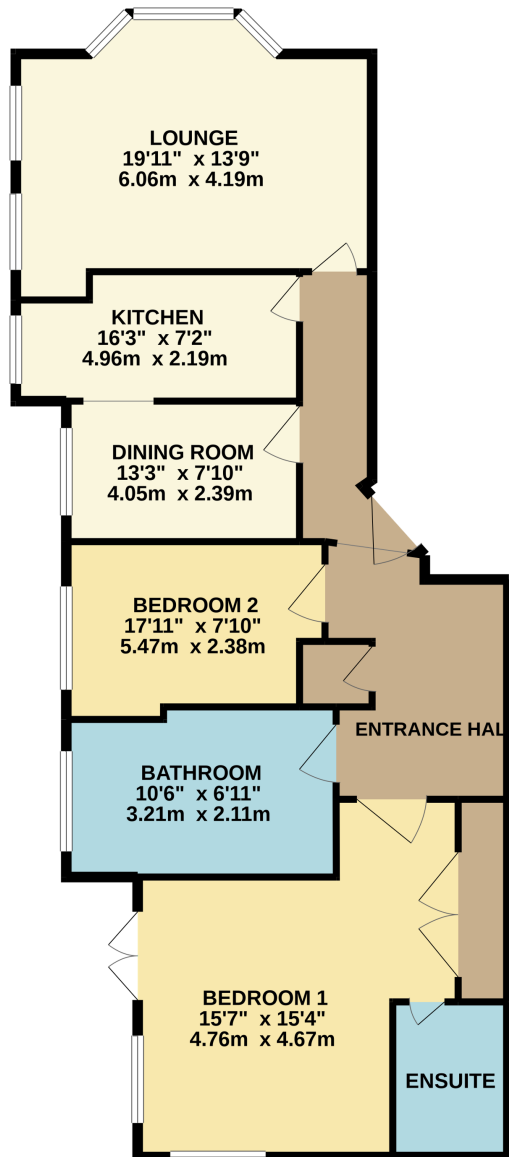
**Main Services: Gas, Water, Electric, Drains**

**Local Authority: Dorset Council**

**Council Tax Band: D**



GROUND FLOOR  
1313 sq.ft. (122.0 sq.m.) approx.

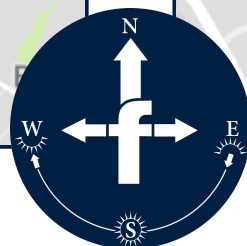
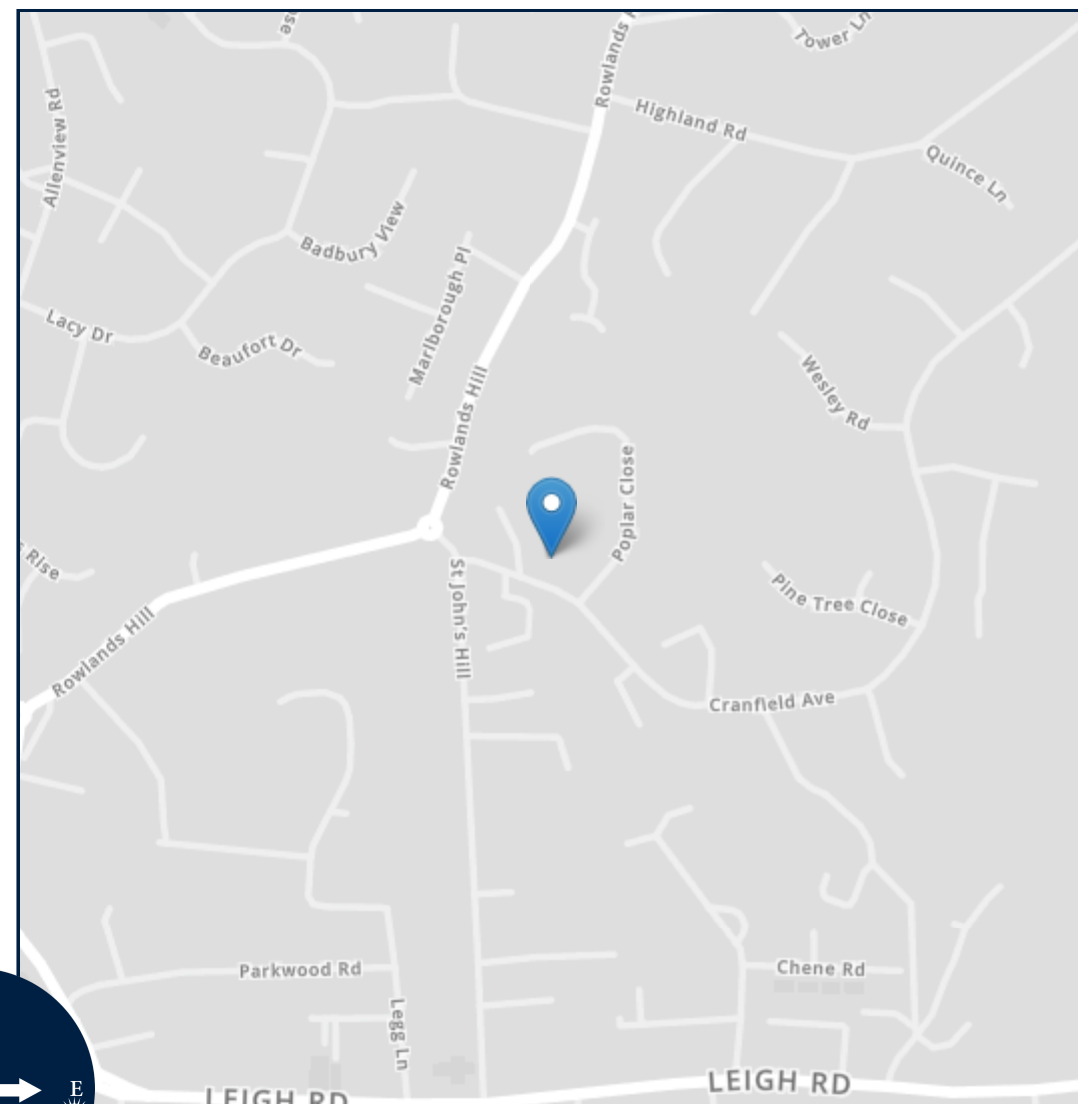
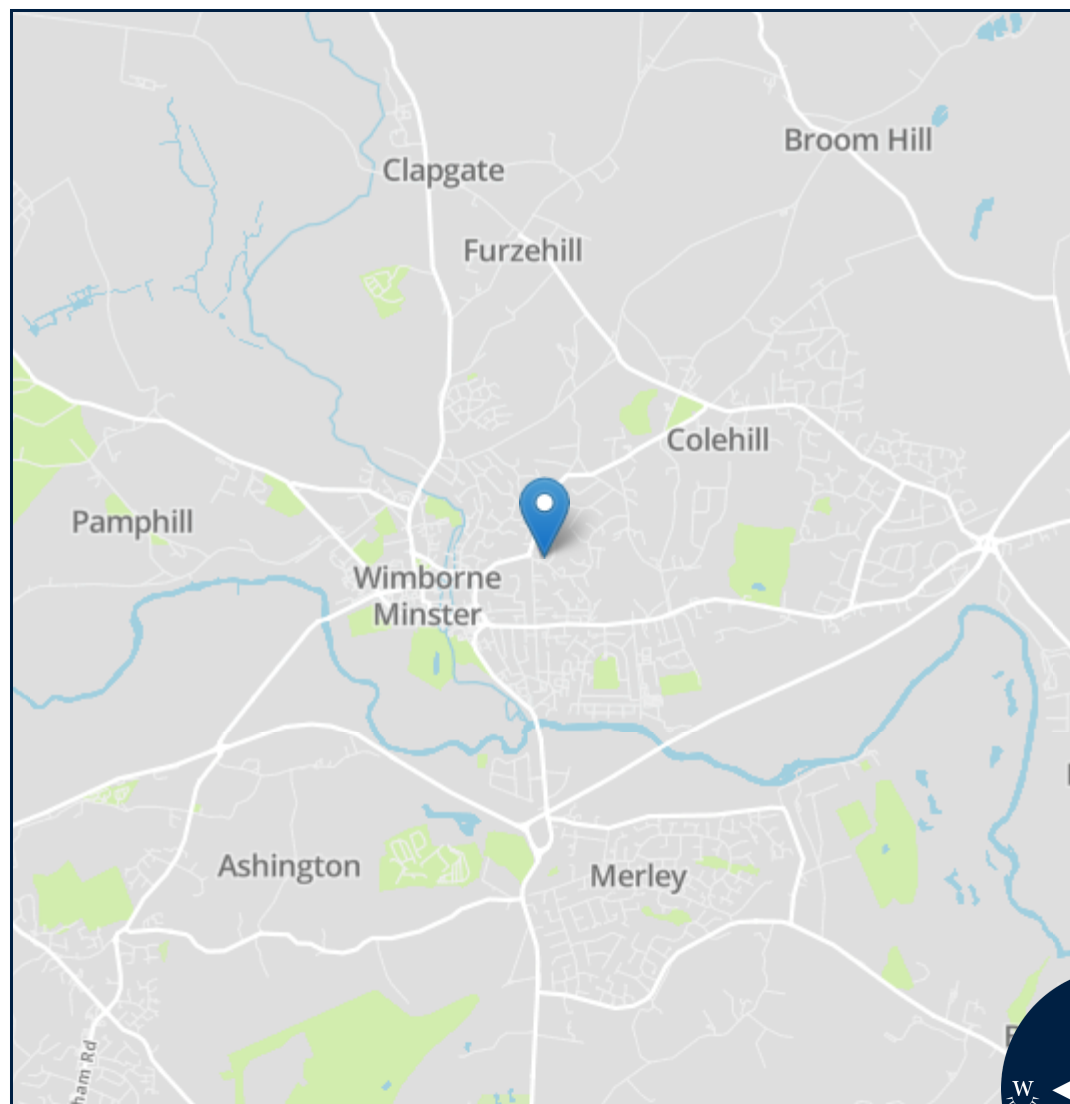


TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

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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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000