



**Flat 2, 50 Wimborne Road, Poole,
Dorset, BH15 2BY**

HEARNES

WHERE SERVICE COUNTS

Flat 2, 50 Wimborne Road, Poole, Dorset, BH15 2BY

Share of Freehold Guide Price £160,000 - £165,000

A ground floor one bedroom flat with own private entrance, parking space and use of a communal outside space. Set within a few hundred metres of the town centre and sold with no forward chain. The property is situated at the rear of this attractive 1887 semi detached house, that was converted into 3 flats. Flat 2 forms part of the more modern extension to the rear and can be accessed from either Wimborne Road, or via vehicle access on Denmark Lane. The property is neat and clean throughout with a modern kitchen, en suite shower room, gas central heating and double glazing.

- Ground floor one bedroom flat, moments from the town centre
- Off road allocated parking (approached off Denmark Lane)
- 3 communal areas to include a front garden and 2 side patios. There is an informal arrangement that Flat 1 uses the patio on the left (facing the front of the building) and Flat 2 uses the right hand patio with raised deck
- Own private entrance
- Kitchen with fitted oven/hob and extractor
- Bedroom with fitted mirror fronted wardrobes
- Modern ensuite shower room
- Low service charges
- The flat owns a share of the freehold
- Gas central heating and double glazing
- Small loft storage space with pull down ladder (in kitchen)
- Vacant with no forward chain

The property is set within a few hundred yards of the town with Poole Train Station under half a mile away, offering direct routes into London, Poole Bus Station is also the same distance, Poole Dolphin Centre with an array of clothes shops is close by and Poole Park with its playparks and beautiful lakes is just over half a mile away.

Tenure: Share of freehold with a 990 year lease

Maintenance: As and when

COUNCIL TAX BAND: A

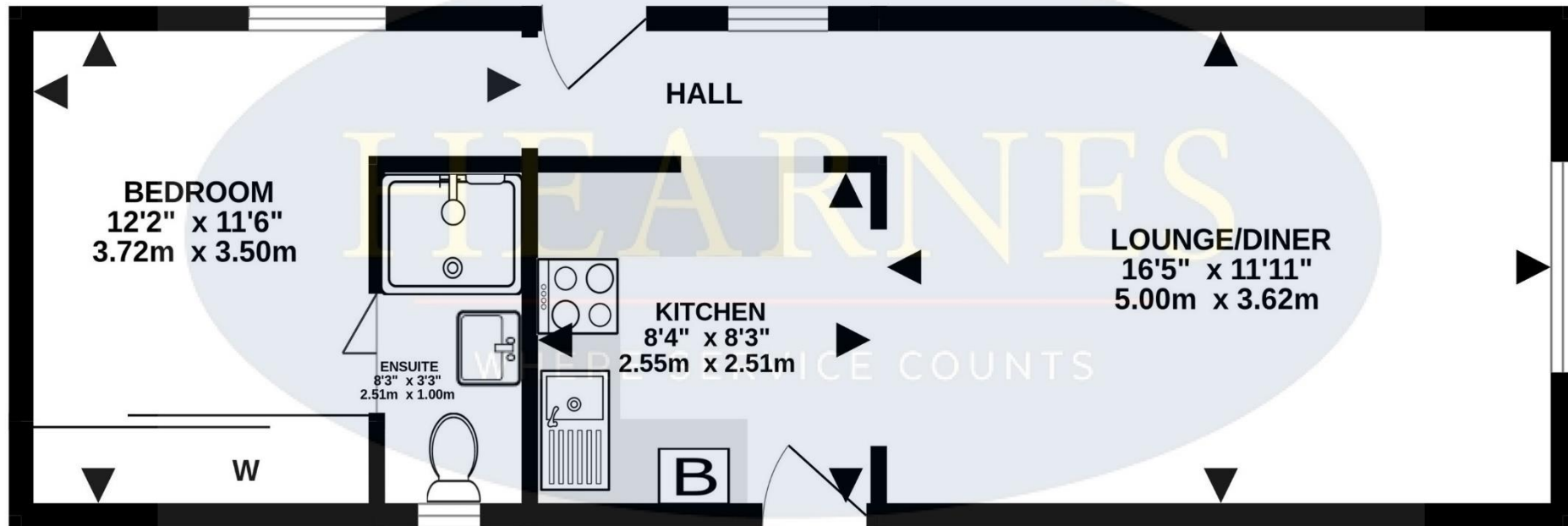
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 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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