

*Asking Price*

£129,950

Leasehold

CUTHBURY GARDENS, WIMBORNE BH21 1YB





- ◆ TOWN CENTRE POSITION
- ◆ ALLOCATED CAR PARKING SPACE
- ◆ DOUBLE GLAZING
- ◆ STUDIO APARTMENT

A first floor, purpose built, studio apartment benefiting from a central location, allocated off road parking and a recently extended lease.

Property Description

Cuthbury Gardens sits within close proximity to the town centre with its wealth of shopping and entertainment amenities and this particular apartment is positioned on the first floor (Top) of the block sharing a communal entrance hallway with only three other apartments. The accommodation comprises a studio room with kitchenette and a shower room. The property has electrically operated heating and is double glazed throughout.

Gardens and Grounds

There are communal gardens and grounds within which there is a parking area and there is an allocated parking space conveyed with this property.

Extra Information:  
210 years from 1 June 1983  
Approximately £8 per quarter for electric and approximately £100 per annum for buildings insurance.  
Ground Rent: Peppercorn

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 266 sq ft (24.7 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Allocated parking area

Garden: N/A

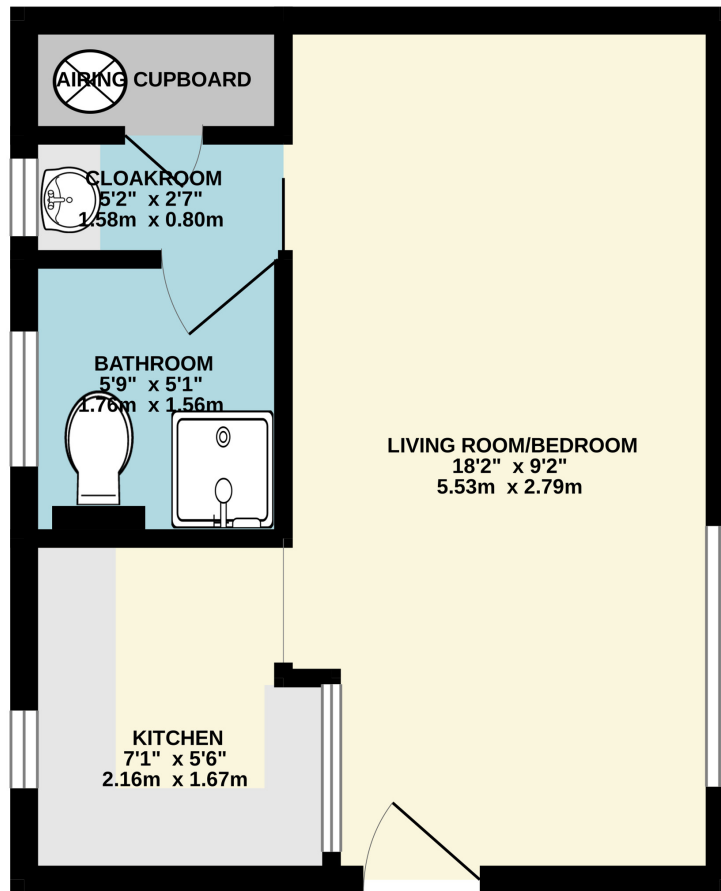
Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

Council Tax Band: A



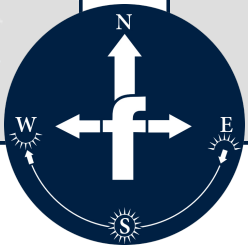
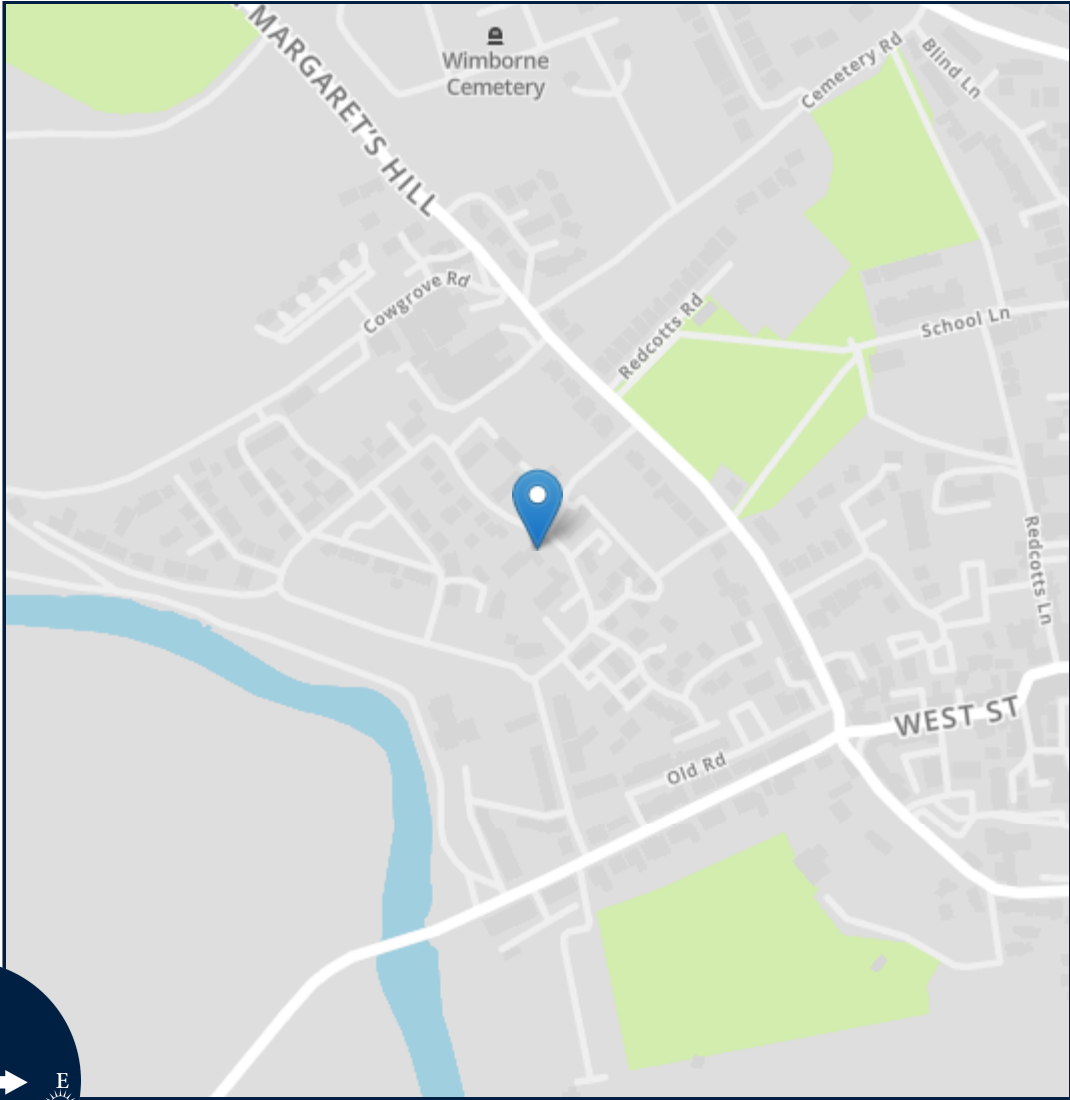
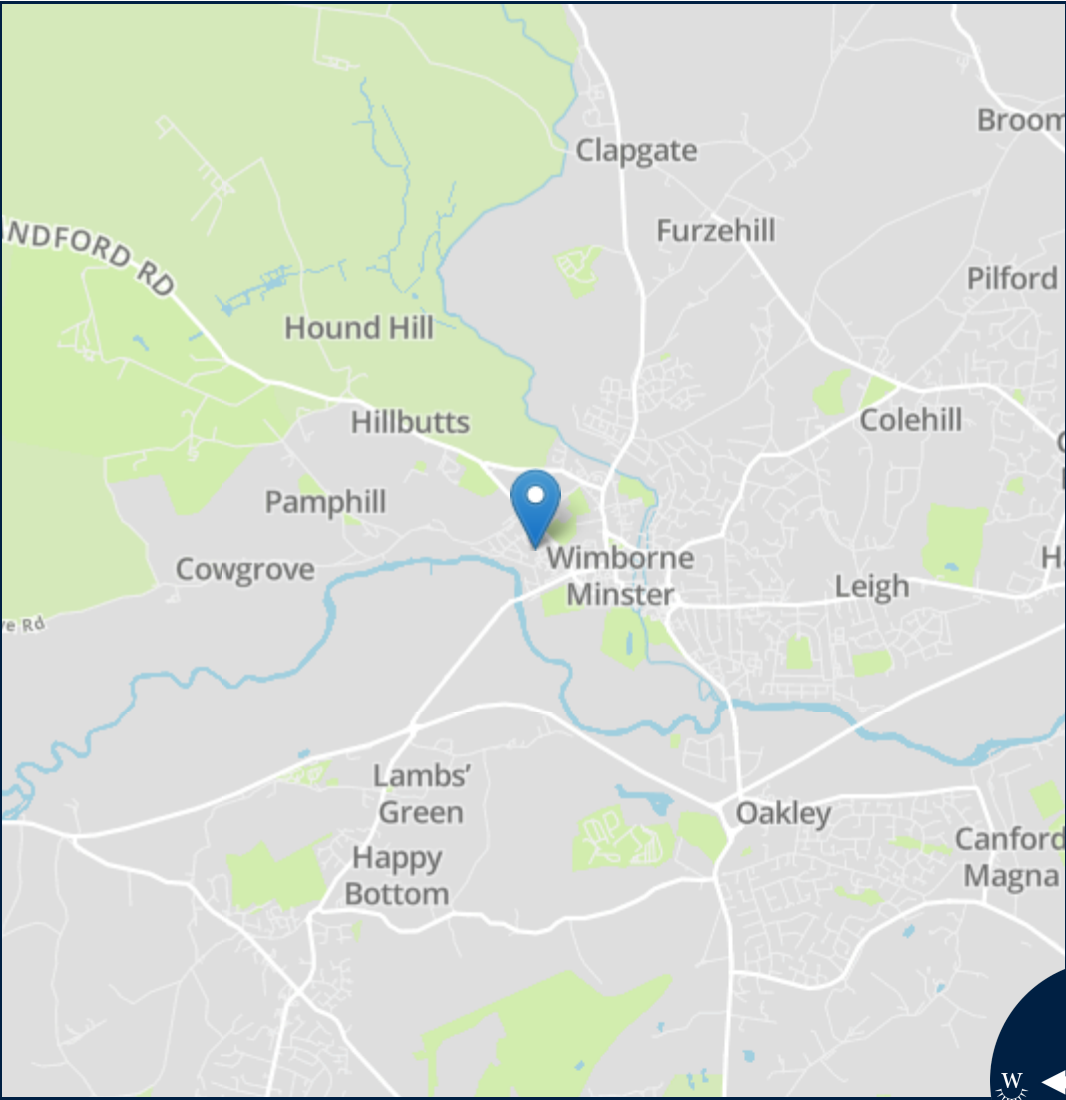
GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 266 sq.ft. (24.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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