



*Asking Price*

£237,500

Share of Freehold

ALLENVIEW ROAD, WIMBORNE, DORSET BH21 1UP



- ◆ PURPOSE BUILT APARTMENT
- ◆ TWO DOUBLE BEDROOMS
- ◆ THOUGHTFULLY REFURBISHED
- ◆ NO FORWARD CHAIN

A tastefully refurbished, first floor, two bedroom apartment within the heart of Wimborne town centre and boasting gas fired heating, double glazing, generous loft room and secure lockup garage with power and light.

## Property Description

Helic House sits on Allenvie Road on the edge of the town centre with its wealth of shopping and entertainment facilities. There are six flat arranged over two stories in this block with this particular property situated on the first floor (Top). The accommodation comprises of a generous entrance hallway, two double bedrooms, a newly fitted shower room, double aspect living room and a newly fitted kitchen boasting integrated appliances. The home benefits from gas fired heating with the boiler having been installed within the last two years and the property is entirely double glazed. Furthermore, the property benefits from the use of a loft space that has been fully boarded out, has power and light and has a host of uses to complement the property.

## Garden and Grounds

There is a communal parking facility to the rear of the block which in turn provides access to a block of secure lockup garages of which one is conveyed with this property and has the benefit of power and light.

## 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: Approx 530 sq ft (49.2 sq m)

Heating: Gas Fired Heating

Glazing: Double Glazed

Parking: Single Garage

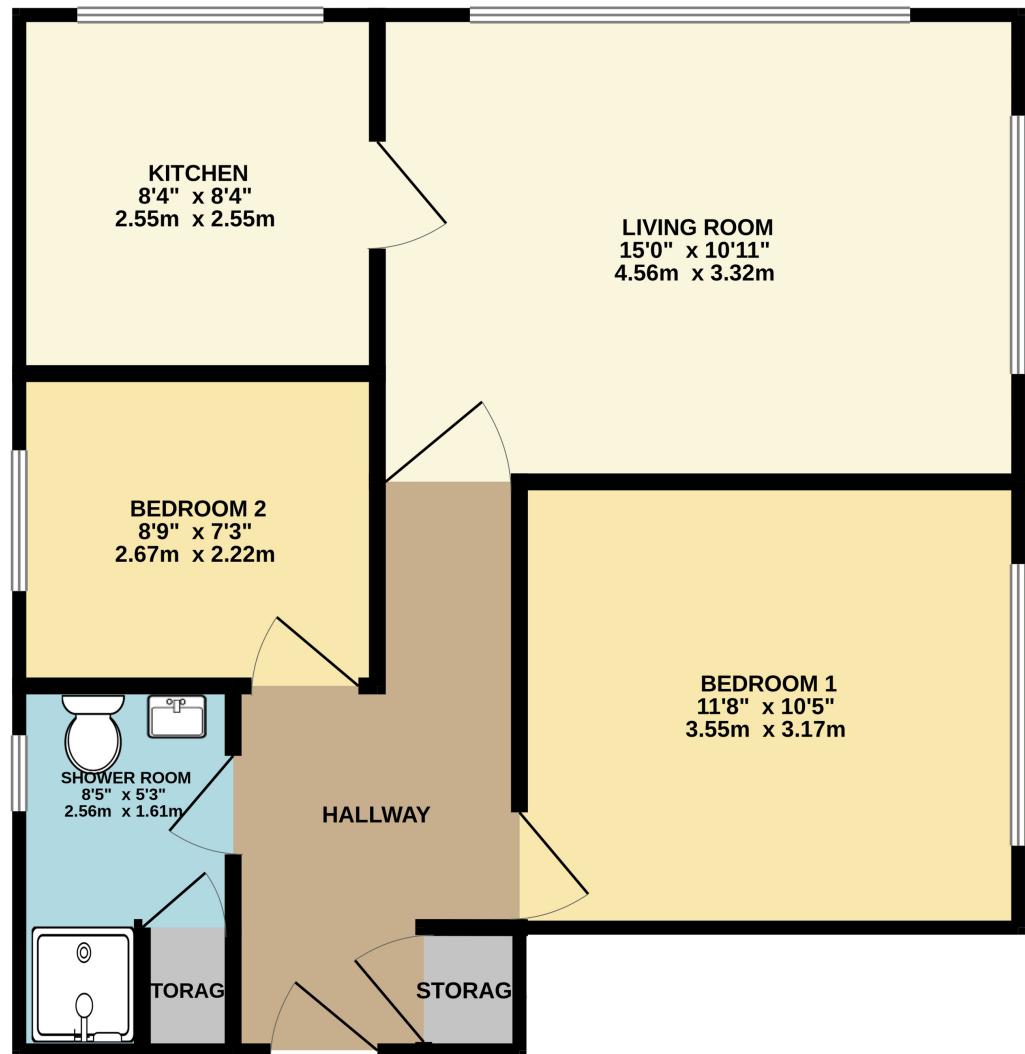
Main Services: Gas, Electric, Water and Drains

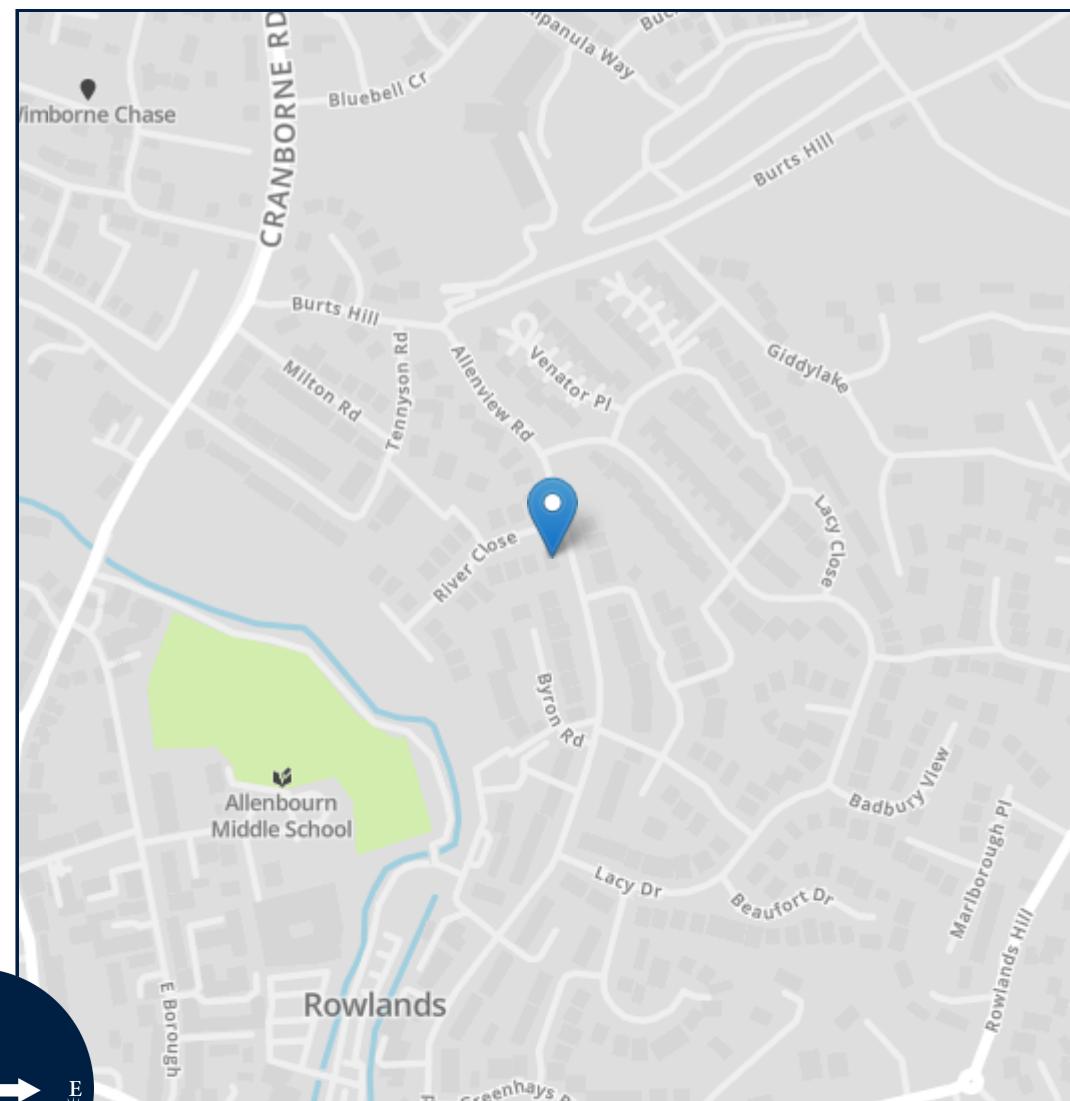
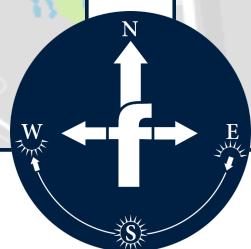
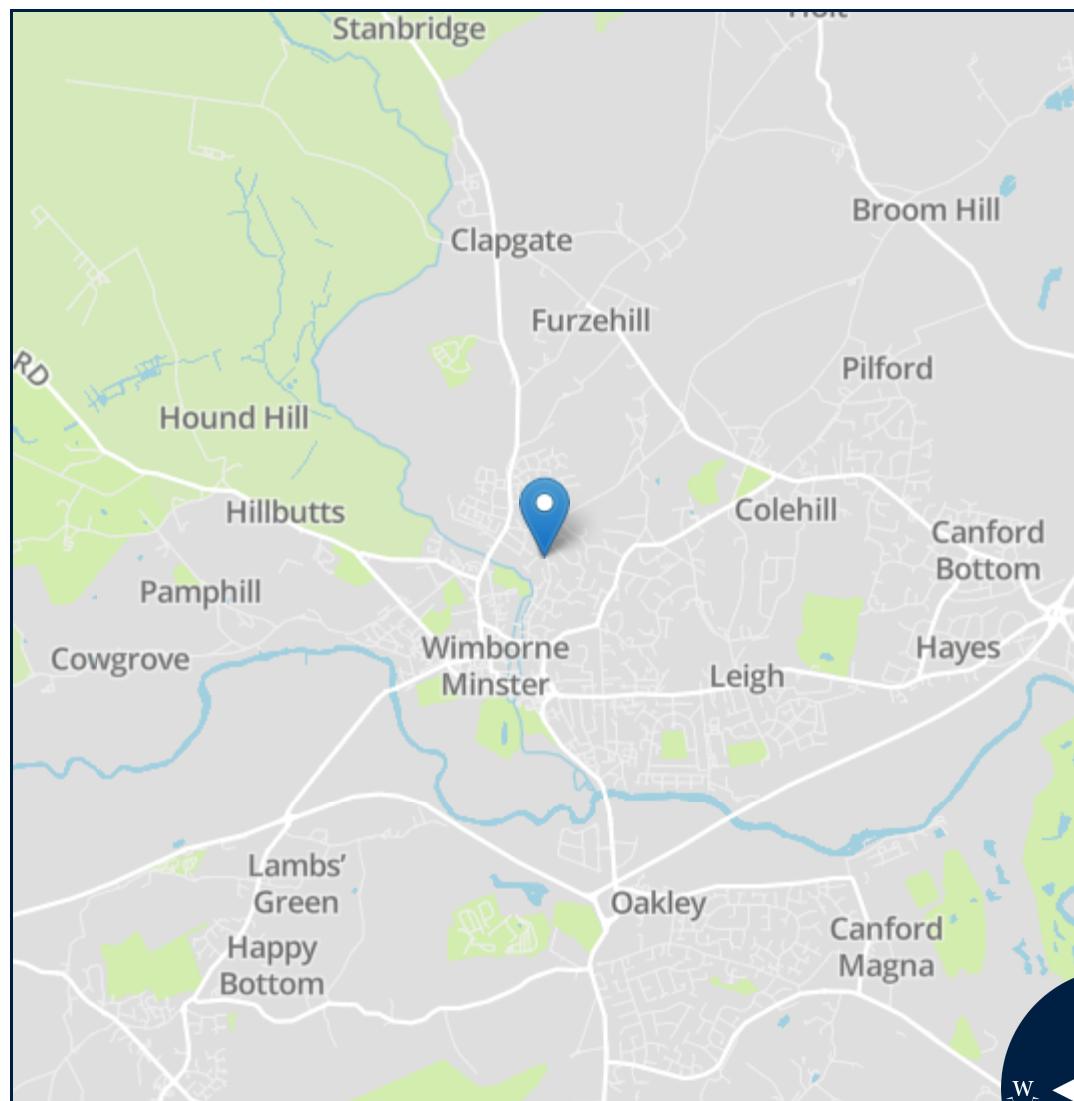
Local Authority: Dorset Council

Council Tax: Band B

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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