



Asking Price

£219,950

Leasehold

MOORHILLS, GRENVILLE ROAD, WIMBORNE BH21 2BQ



- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **ALLOCATED GARAGE & OFF ROAD PARKING SPACE**
- ◆ **DOUBLE GLAZED THROUGHOUT**

A first floor, two bedroom, purpose built apartment situated within easy reach of Wimborne Town Centre and benefiting from a secure lockup garage as well as allocated off road parking. No forward chain.

Property Description

Moorhills was constructed in the early 1970's and comprises thirty nine apartments arranged across three blocks and arranged over three storeys. This particular apartment is situated on the first floor and the accommodation comprises a living room, kitchen and family bathroom which serves two double bedrooms. The home is double glazed throughout and benefits from electric night storage heating.

Gardens and Grounds

The communal grounds are carefully maintained providing kept lawns and an area suitable for hanging washing. Vehicular access is from Grenville Road and there are a variety of parking spaces, some of which are reserved and some available for visitors. One of these spaces is conveyed with this apartment. There are also garage blocks within, which garage No. 4 is conveyed with this property.

Type of letting permitted: min term of 6 months.

Extra Information:

Lease: 99 years less the last seven days from 1 July 1973 and recently extended by 90 years. Lease is currently pending registration with Land Registry.

Ground Maintenance: £135.37 pcm

Ground Rent: £25.00 per annum (= £12.50 every 6 months)

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. The Priest's House Museum and Gardens, Wimborne Model Town and its 1930's Art Deco Tivoli theatre all combine to make Wimborne a popular tourist attraction. The Town takes great pride in its appearance and often wins awards for its floral displays. Wimborne is well served by an excellent range of services for residents including doctors, 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. Wimborne is a popular consideration with prospective buyers looking to relocate to the East Dorset area.

Size: 580 sq ft (53.8 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: One allocated space & garage in block.

Garden: N/A

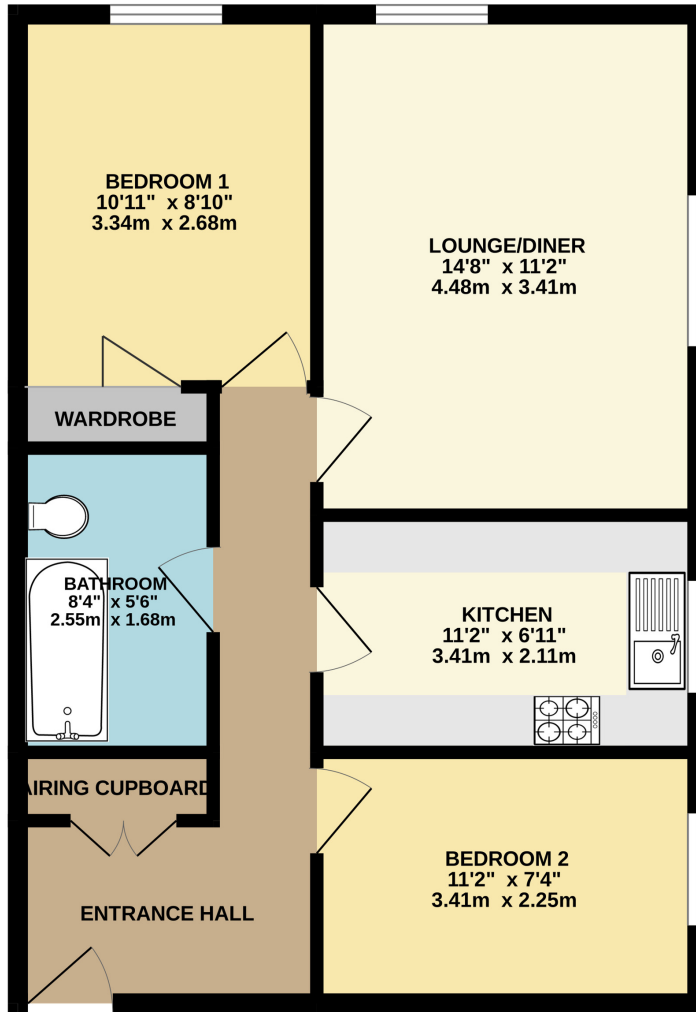
Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

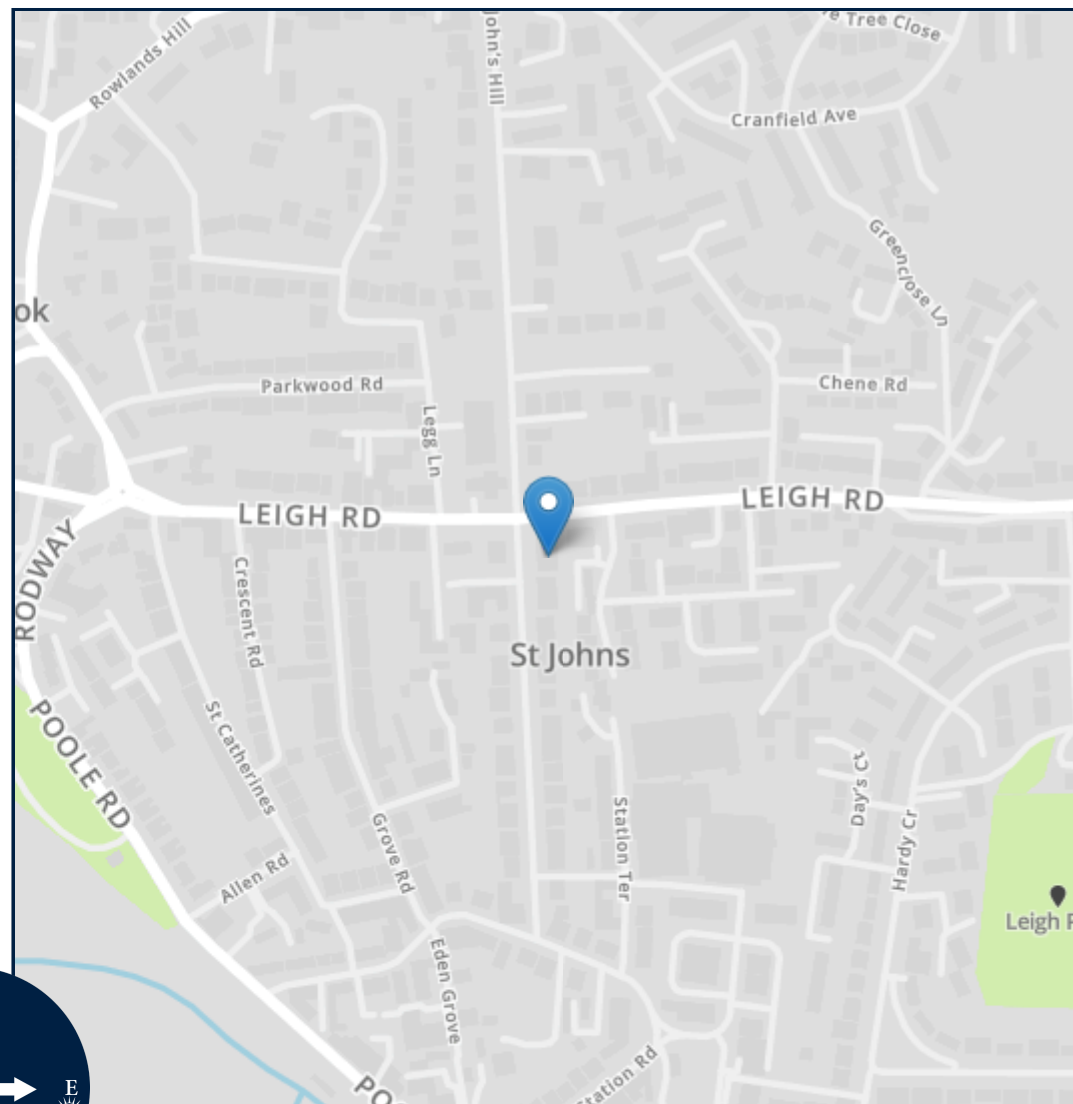
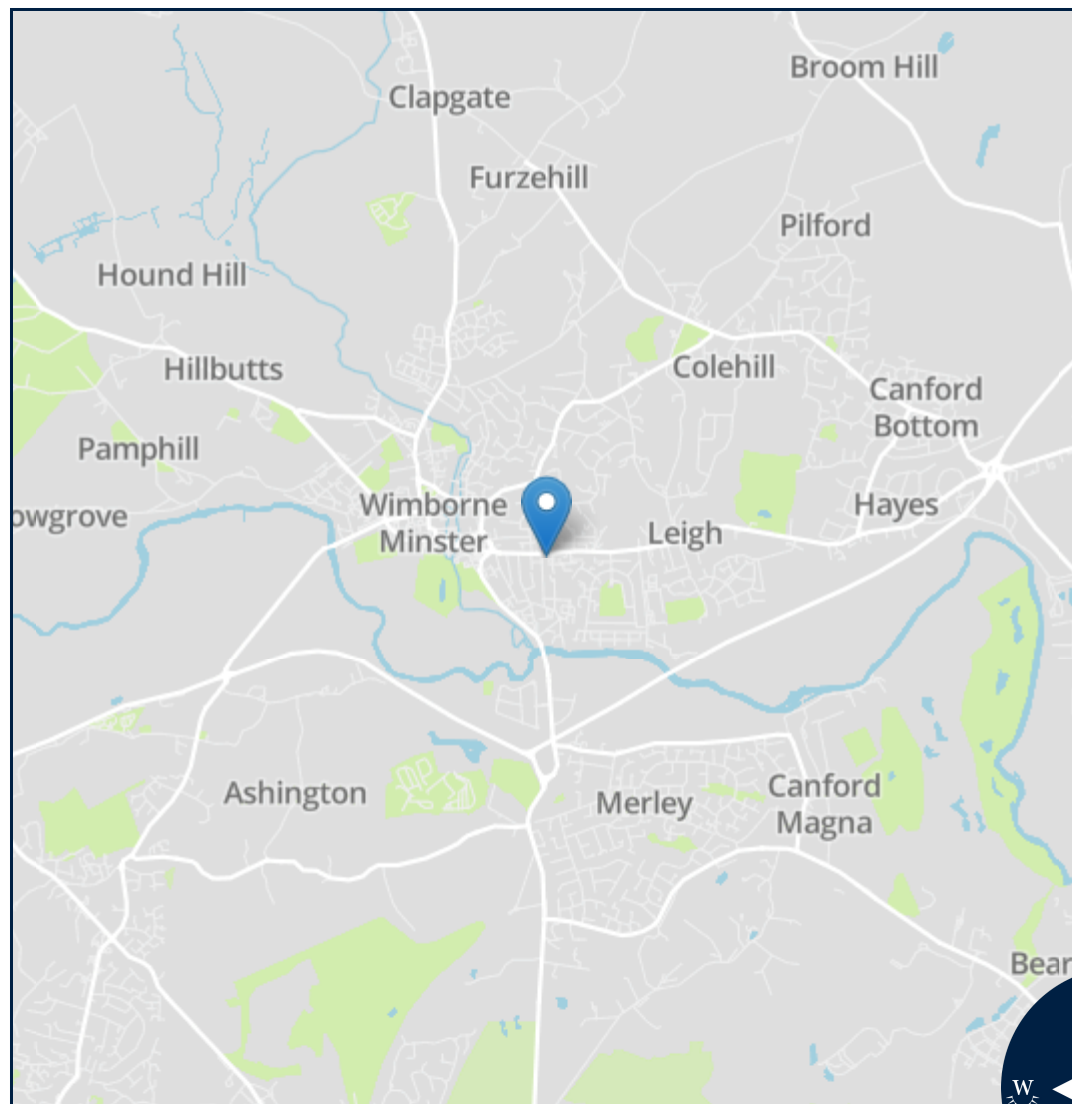
Council Tax Band: B



GROUND FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.8 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+)	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			
		69	80

England, Scotland & Wales

EU Directive 2002/91/EC



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