



Asking Price

£259,950

Leasehold

WEST BOROUGH, WIMBORNE BH21 1NQ



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- ◆ TOWN CENTRE POSITION
- ◆ TWO DOUBLE BEDROOMS
- ◆ FIRST FLOOR WITH PRIVATE ENTRANCE
- ◆ GAS FIRED HEATING

A first floor, two bedroom, apartment within the heart of Wimborne town centre, boasting its own private ground floor entrance, allocated off road parking and generous loft space.

Property Description

The accommodation comprises a reception entrance hall on the ground floor with stairs leading to the first floor, where there are two double bedrooms, open plan living room and kitchen and a modern fitted family bathroom. Furthermore, the home benefits from gas fired heating and is double glazed throughout.

Gardens and Grounds

There is an allocated parking space.

Extra Information:

Share of Freehold
 999 years from 1 Jan 2001
 Service Charge: £25 per annum
 Ground Rent: £50 per annum

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: 644 sq ft (59.9 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: 1 allocated space

Loft: Yes. Ladder installed. 50% boarded.

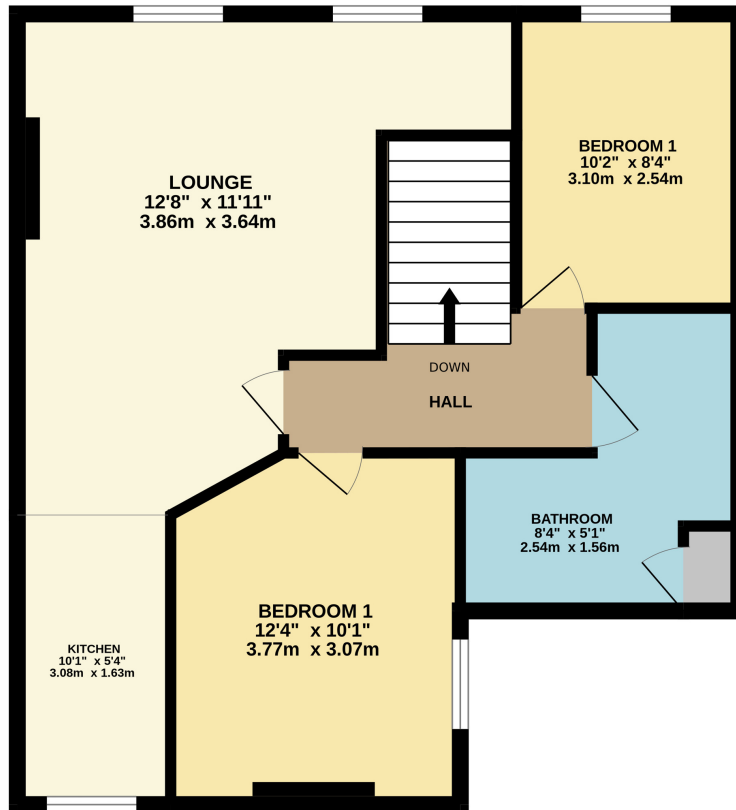
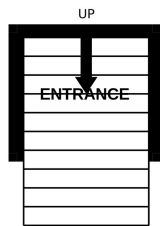
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: B

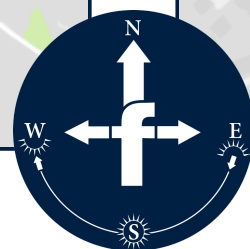
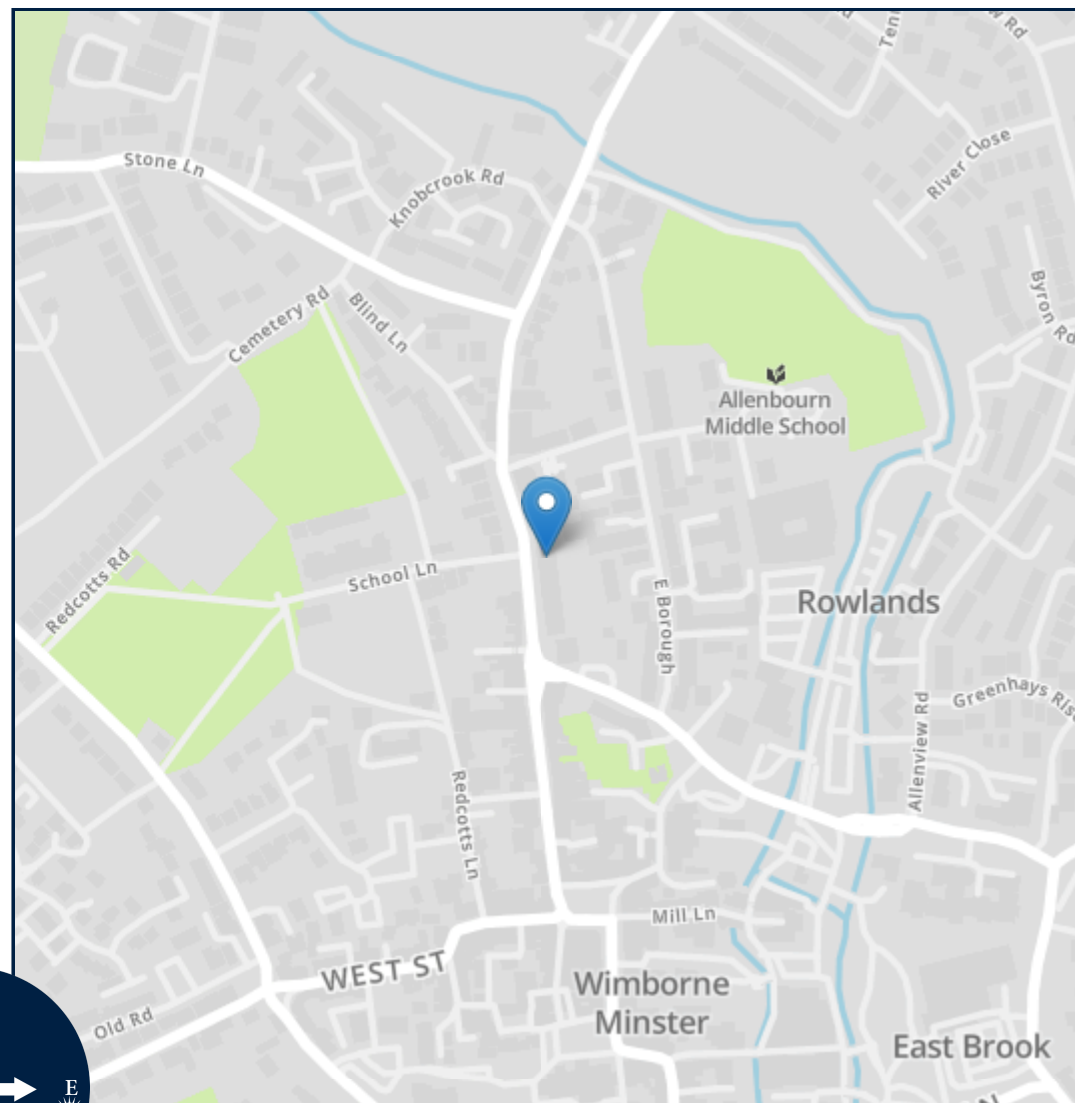
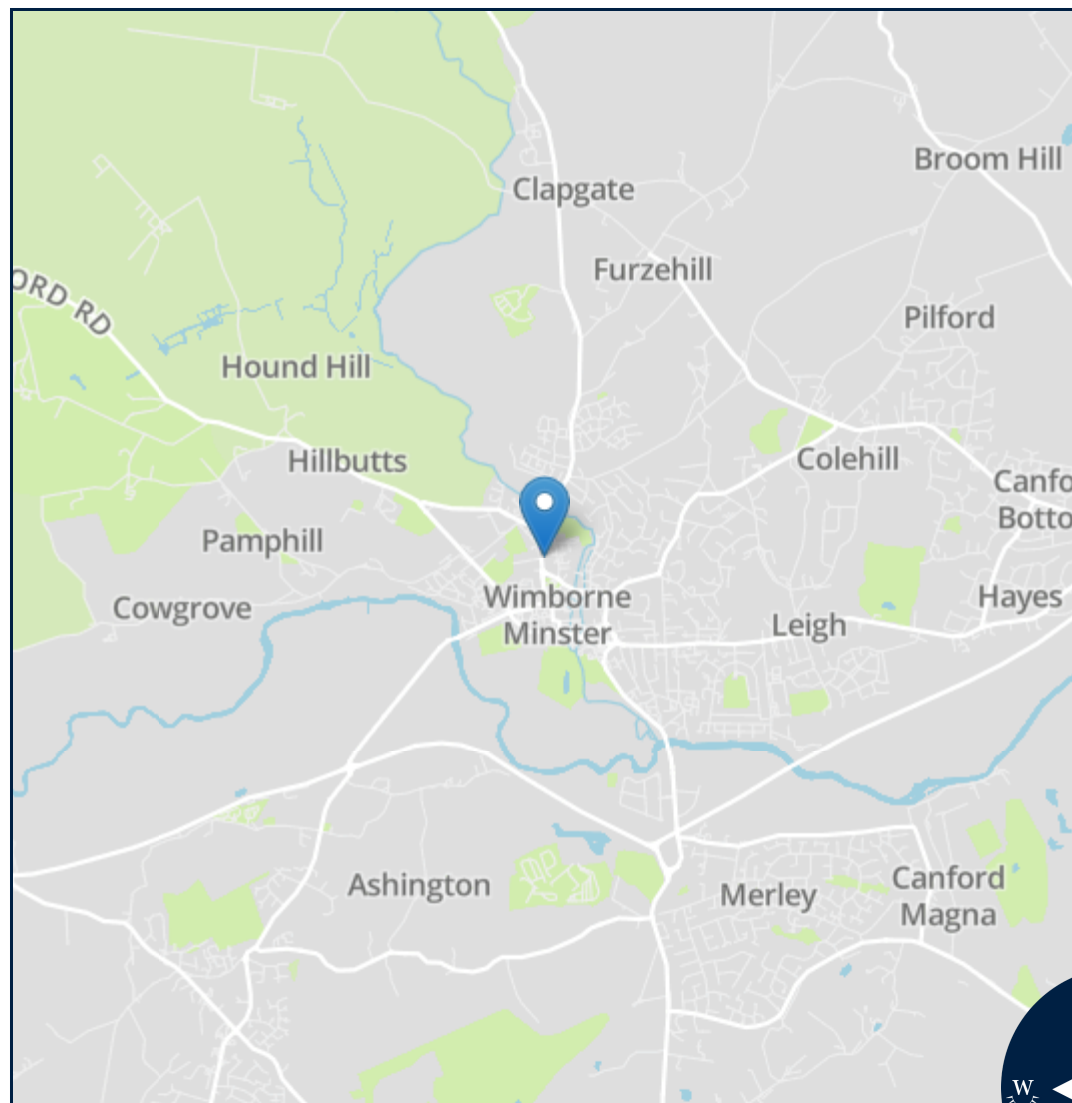
ENTRANCE FLOOR
20 sq.ft. (1.8 sq.m.) approx.

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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