



Asking Price

£235,000

Share of Freehold

148 WIMBORNE ROAD WEST, WIMBORNE BH21 2DU



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- ◆ TWO DOUBLE BEDROOM APARTMENT
- ◆ POPULAR RESIDENTIAL LOCATION
- ◆ ALLOCATED PARKING SPACE
- ◆ COMMUNAL GARDEN

Modern two bedroom apartment situated within close distance to Wimborne Town Centre with one allocated parking space and well-maintained communal gardens. Share of Freehold.

Property

Lectern Court is located in the desirable area of Colehill and sits east of Wimborne Town Centre . This apartment is a beautifully presented, modern first-floor apartment part of an exclusive development of just eight luxury apartments, built in 2020.

Accessed via a well-maintained communal entrance and stairs, the apartment opens into a bright and welcoming interior. The heart of the home is the impressive open-plan kitchen, dining, and living area — a light-filled, double-aspect space featuring a Juliet balcony with double doors. The Shaker-style kitchen is fitted with integrated appliances including an eye-level oven, electric hob, dishwasher, and fridge/freezer, as well as a range of eye-level and base units offering excellent storage. A handy hallway cupboard provides space and plumbing for a washing machine.

There are two generously sized, naturally bright bedrooms and a beautifully appointed, fully tiled shower room with a large walk-in shower, vanity unit with inset basin, WC, and wall-mounted mirror.

This apartment benefits from underfloor heating throughout, access to a well-maintained communal garden with bike storage and a garden WC, plus the benefit of a share of the freehold.

Additional Information

Share of Freehold: 999 years from 1 April 2020
Maintenance Charges: 2025/2026 £1227.75 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. 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: Approx 645 sq ft (99.9sq m)

Heating: Gas fired heating

Glazing: Double glazing throughout

Parking: One allocated parking space

Garden: Communal gardens

Main Services: Gas, electric, water and sewerage.

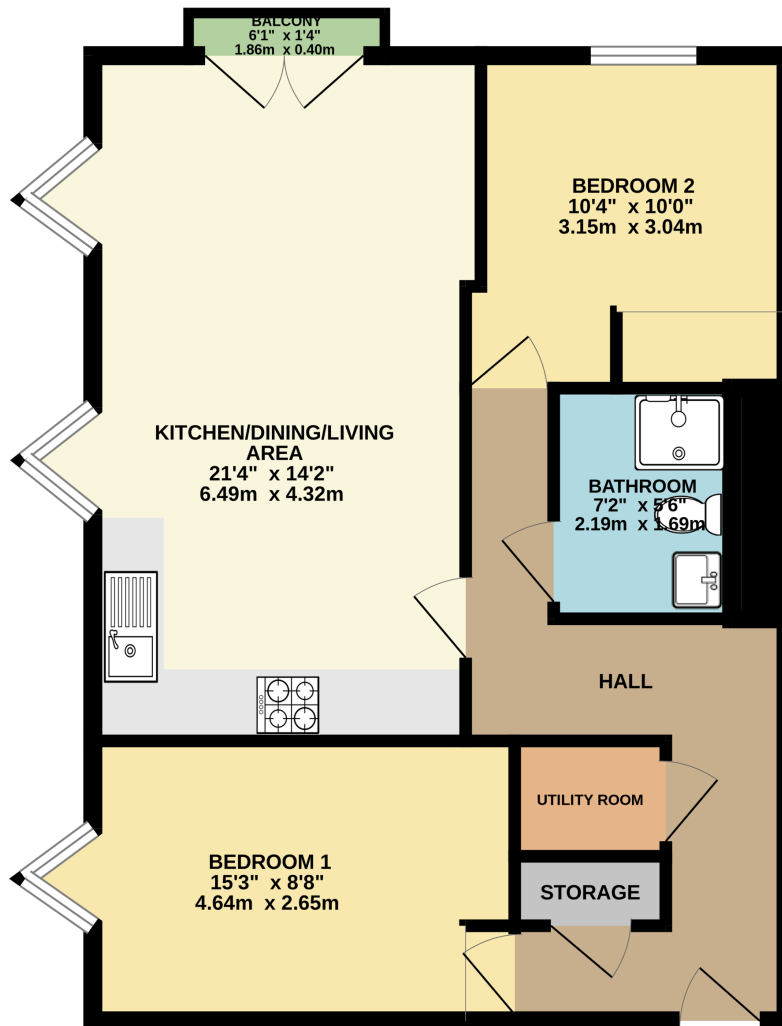
Local Authority: Dorset Council

Council Tax Band: C

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

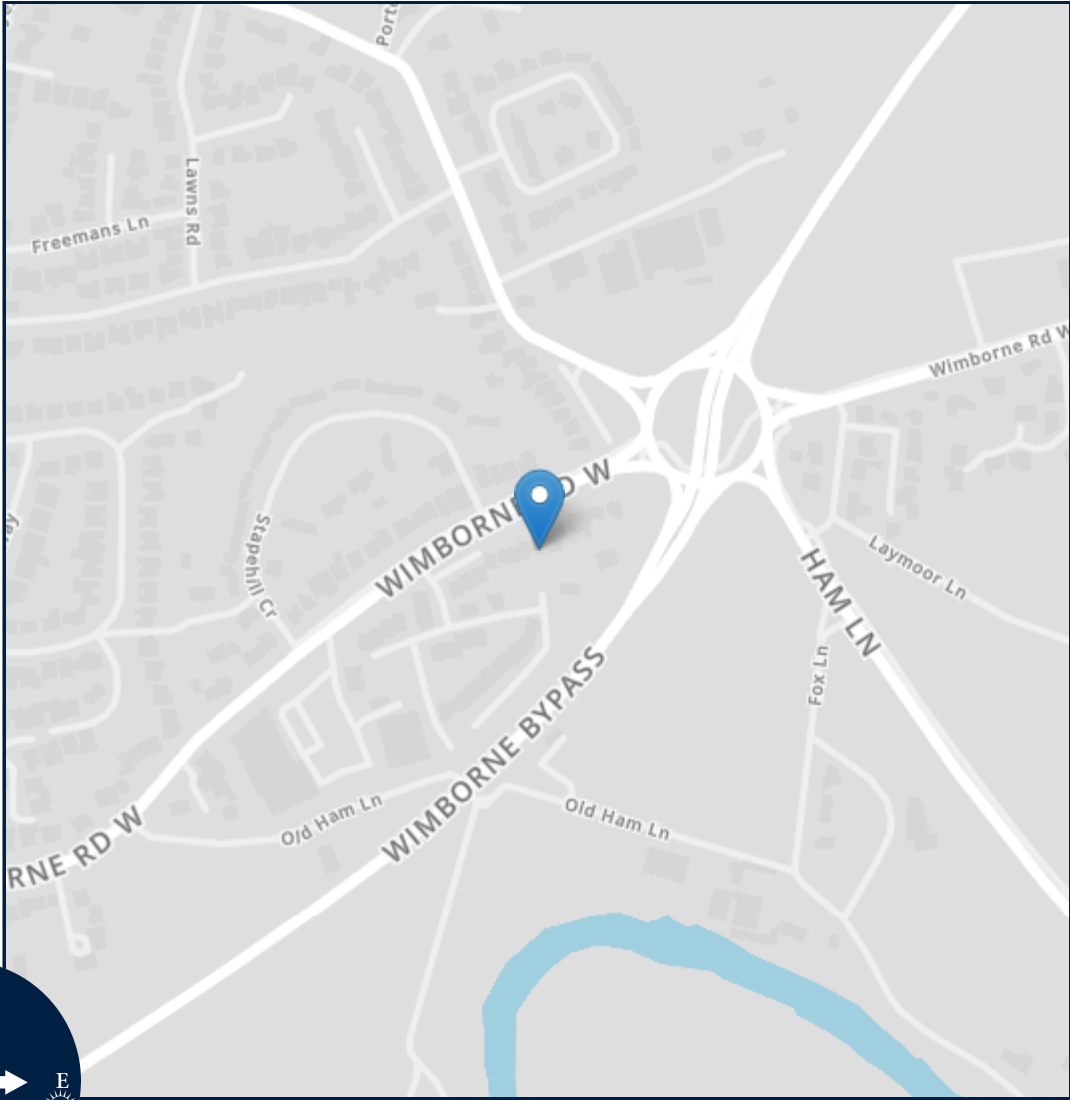
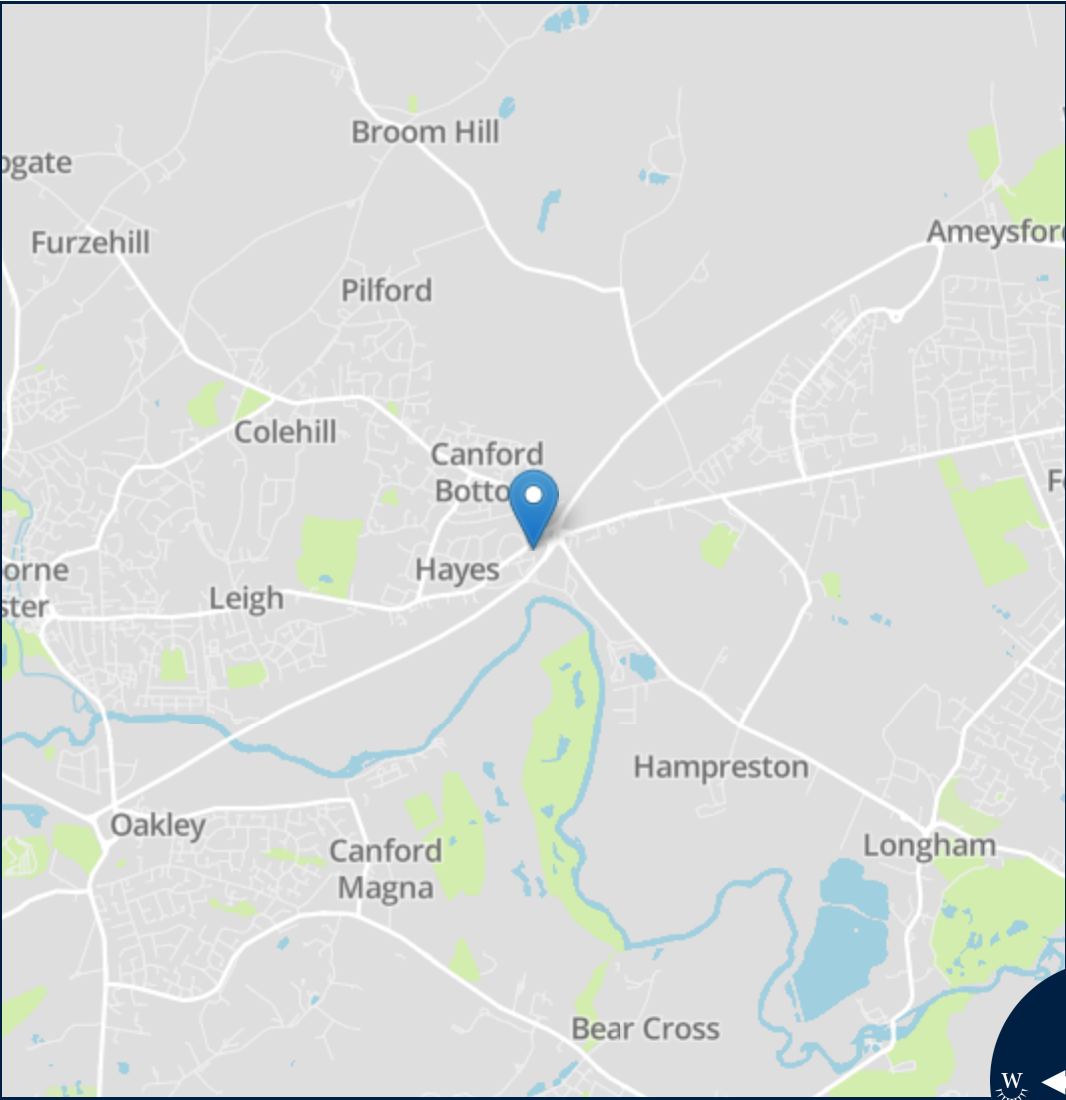


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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	84	84
(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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