



- ◆ GROUND FLOOR APARTMENT
- ◆ ONE BEDROOM
- ◆ PRIVATE REAR GARDEN
- ◆ ONE ALLOCATED PARKING SPACE

A ground floor, one bedroom, purpose built apartment positioned within the heart of Merley and boasting a private garden, allocated off road parking and being offered without a forward chain.

## Property Description

Cockerell Close is located in the heart of Merley and comprises a range of homes which were constructed in the 1970's. This particular property is positioned in a row of twelve flats arranged over ground and first floor. This apartment occupies the ground floor and the accommodation comprises a private, ground floor entrance, living room, modern fitted kitchen, bathroom and well-proportioned double bedroom. Furthermore the property benefits from gas fired heating, is double glazed throughout and is being offered without a forward chain.

## Garden and Grounds

The rear garden is easterly in orientation and is primarily laid to a kept lawn with mature bushes and shrubs and there is a garden gate on the rear boundary which gives access to the parking facility where there is an allocated parking space conveyed with the property.

Leasehold  
999 years from 25th December 1975

## 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.

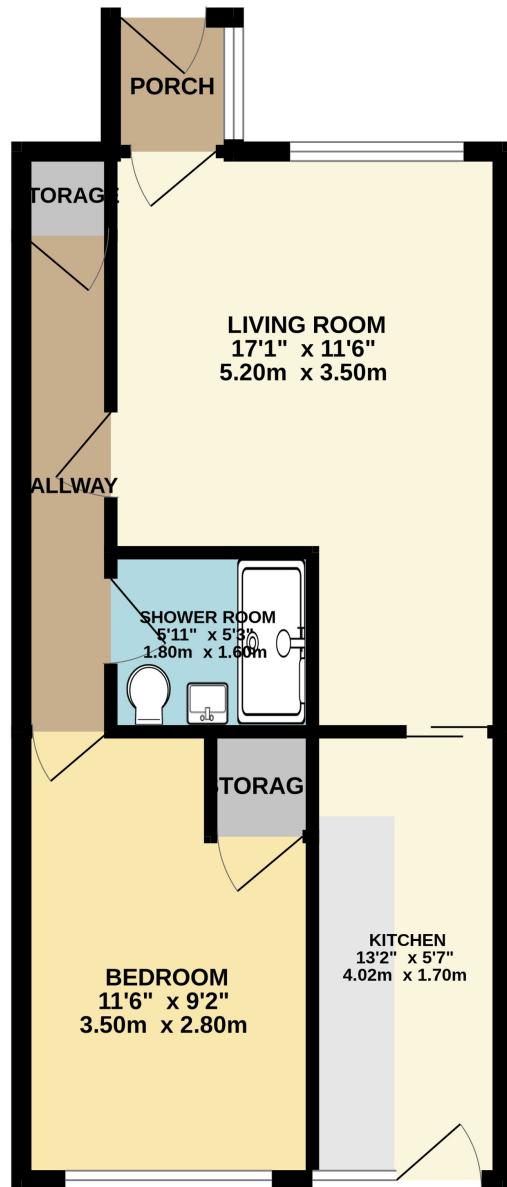


Size: Approx 440 sq ft (40.9 sq m)  
 Heating: Gas Fired Heating  
 Glazing: Double Glazed Throughout  
 Parking: One Allocated Parking Space  
 Garden: Enclosed Rear Garden  
 Main Services: Gas, Electric, Water & Drains  
 Local Authority: BCP Council  
 Council Tax: Band B  
 Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

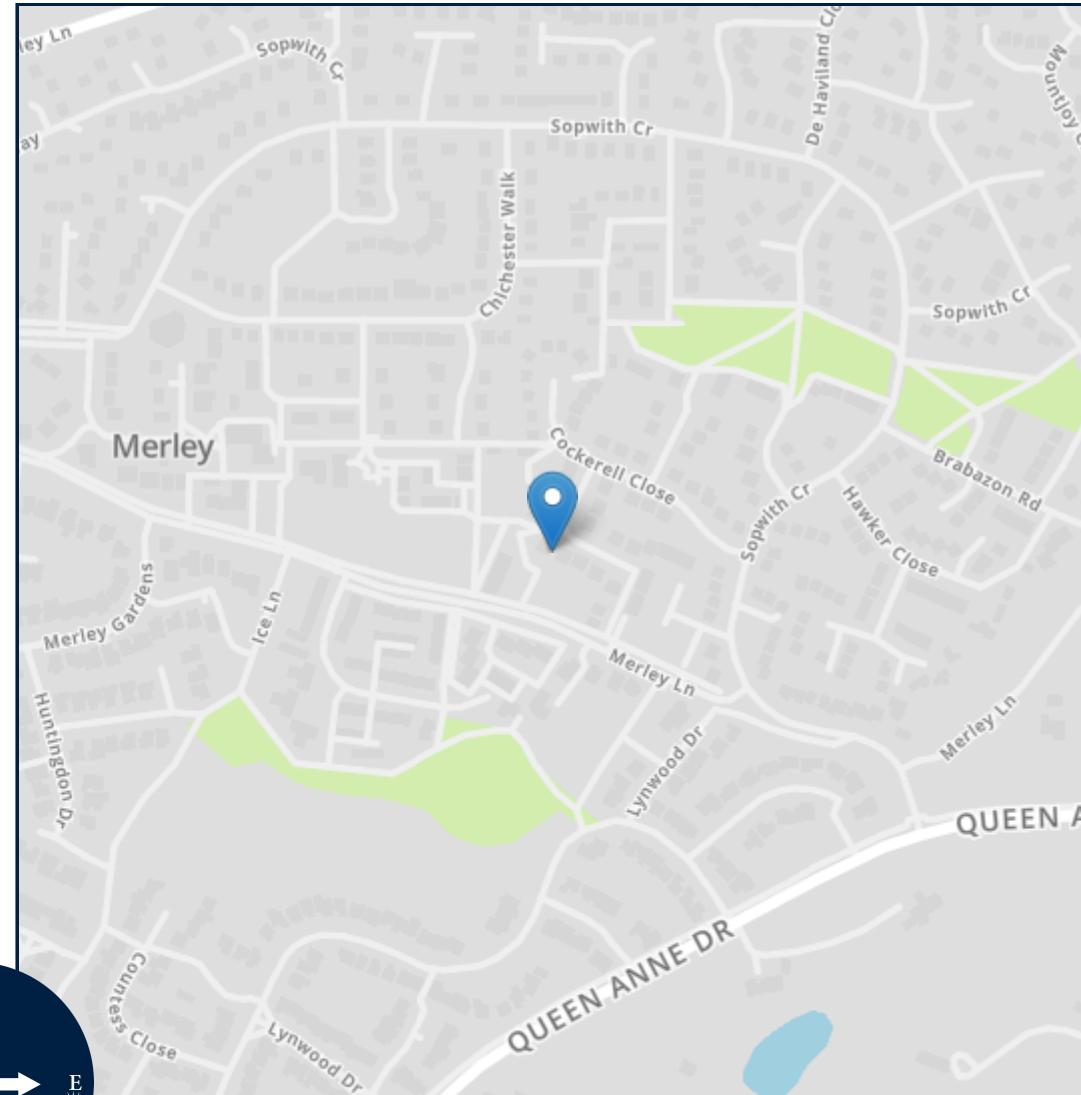
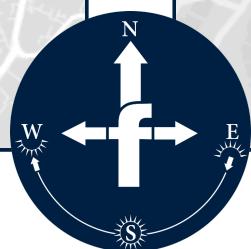
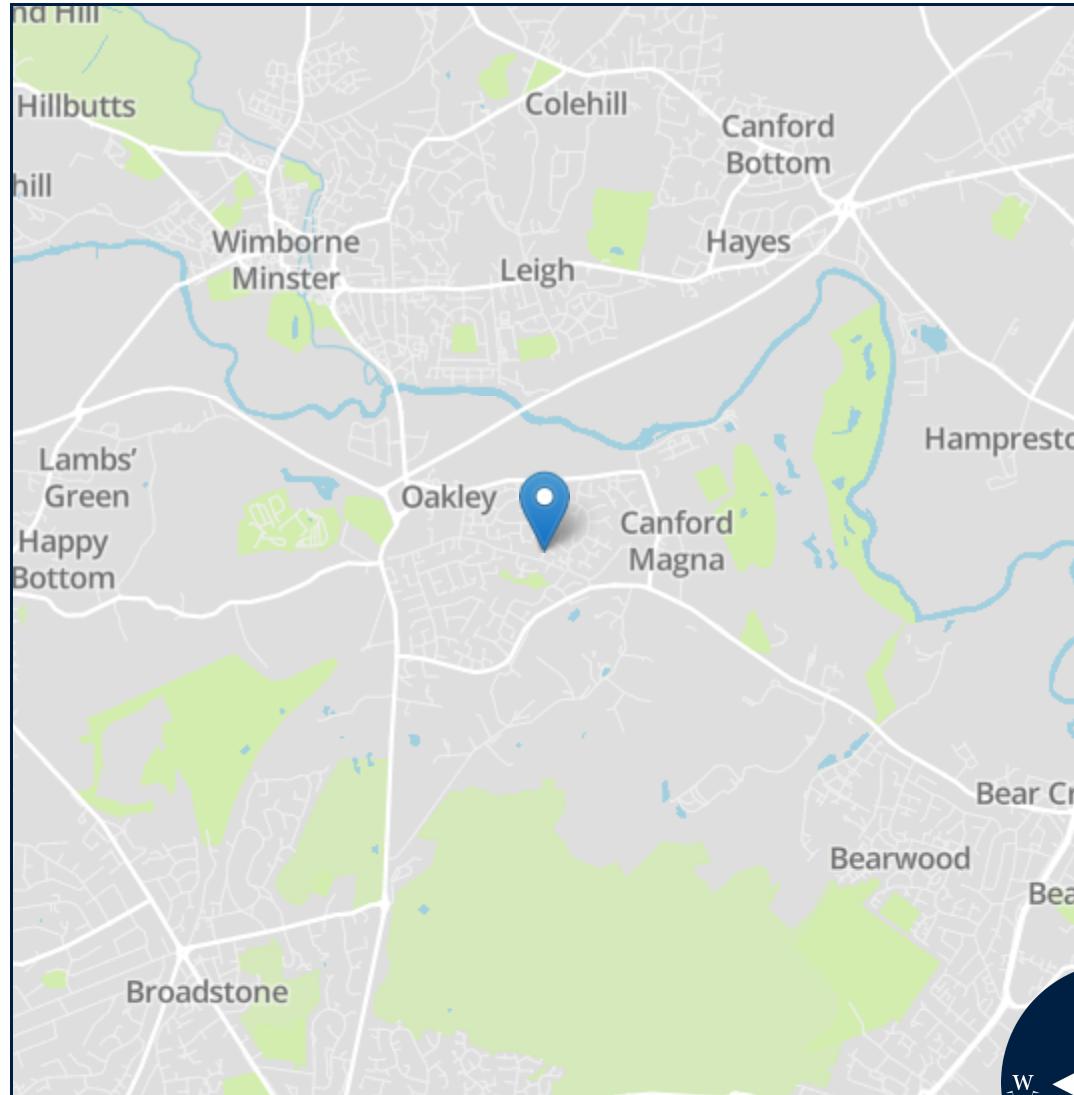
For information relating to flood risk, please refer to [gov.uk](http://gov.uk)

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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 |                         |           |
| (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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