



Asking Price

£149,950

Leasehold

HIGH STREET, WIMBORNE, DORSET BH21 1HS



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- ◆ ONE BEDROOM APARTMENT
- ◆ TOWN CENTRE LOCATION
- ◆ MODERN INTERIOR
- ◆ IDEAL BUY TO LET INVESTMENT

A well-presented one bedroom apartment, located in Wimborne town centre with gas fired heating and is being offered without a forward chain.

## Property Description

Positioned in the heart of Wimborne, this one bedroom apartment is located on the High Street offering easy access to local shops, amenities and restaurants. The apartment is accessed through a staircase, which leads to the communal entrance hall, which is shared with only one other apartment. On entering the apartment, you have a well-portioned living/ dining room, a modern fitted kitchen with a selection of base and eye level units, a modern bathroom and a double bedroom.

The home has UPVC sash style windows and benefits from gas fired heating.

## 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 400 sq ft (37.2 sq m)

Heating: Gas Fired Heating

Glazing: UPVC Sash Windows

Main Services: Gas, Electric, Water and Sewerage

Local Authority: Dorset Council

Council Tax: Band A

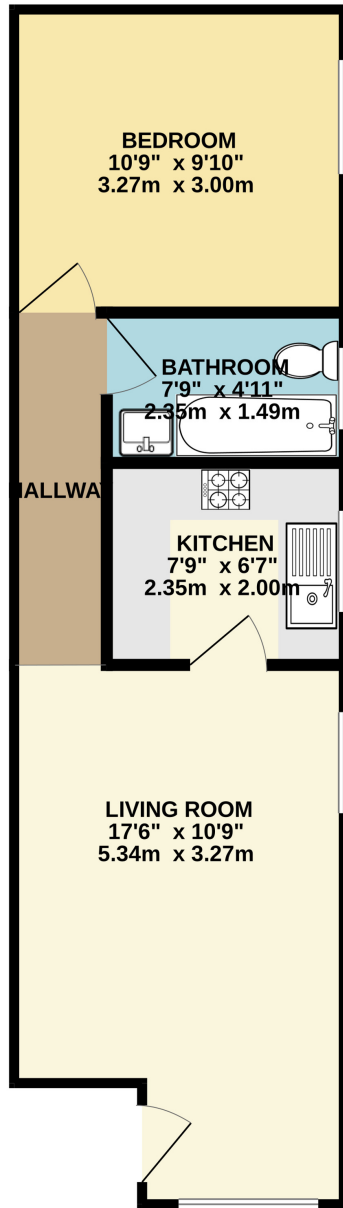
Additional Information:

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

For information relating to flood risk, please refer to gov.u

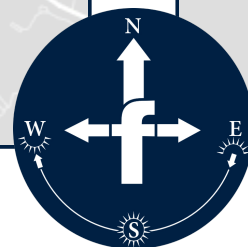
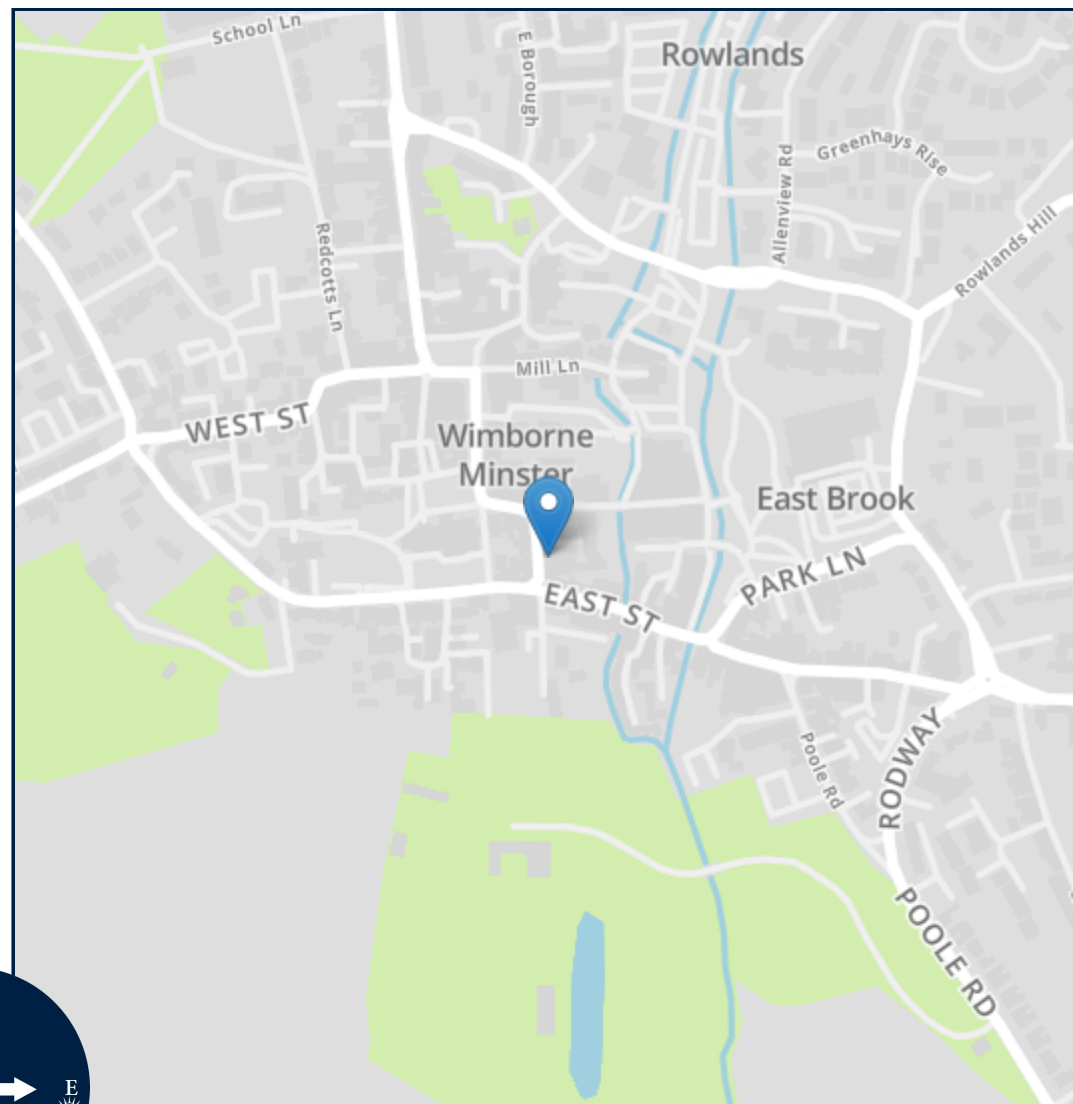
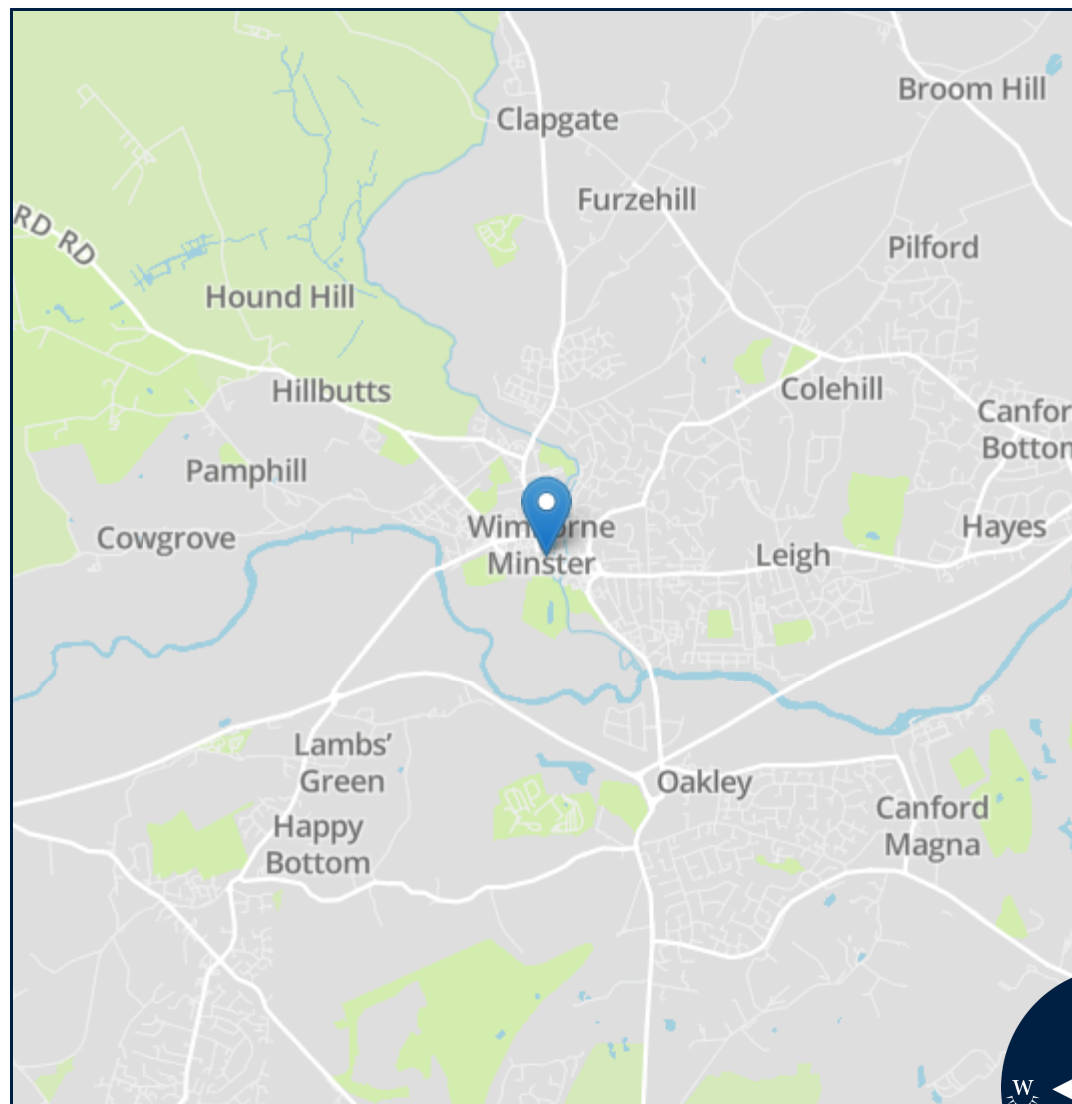


GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 400 sq.ft. (37.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92+) <b>A</b>                              |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 62                      |
| (39-54) <b>E</b>                            | 55                      |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |



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