



*Guide Price*

£169,950

Leasehold

LEIGH ROAD, WIMBORNE BH21 1AF



- ◆ ONE BEDROOM APARTMENT
- ◆ ALLOCATED PARKING SPACE
- ◆ SECOND FLOOR (TOP FLOOR)
- ◆ NO FORWARD CHAIN

A second floor, generous, one bedroom apartment with parking within the heart of Wimborne town centre boasting many original features and being offered with potential to purchase a share within the freehold.

## Property Description

The building has been converted into several apartments, with this particular property being the only apartment situated on the top (second floor). The accommodation comprises a generous living room and bedroom, separate kitchen and bathroom. There is also the added benefit of loft storage. The home has electric night storage heating and we understand that the building is Grade II listed.

## Gardens and Grounds

There is a porter phone entry system. The property also benefits from a bespoke allocated parking space located across the road from the property.

### Extra Information:

Leasehold (NB: With option of buying Share of Freehold)  
125 years from 1 October 2004  
Service Charge: £1,200 per annum (paid half yearly)  
Ground Rent: £200 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: 582 sq ft (54.1 sq m)

Heating: Night storage

Glazing: Single glazing

Parking: Allocated parking space

Garden: N/A

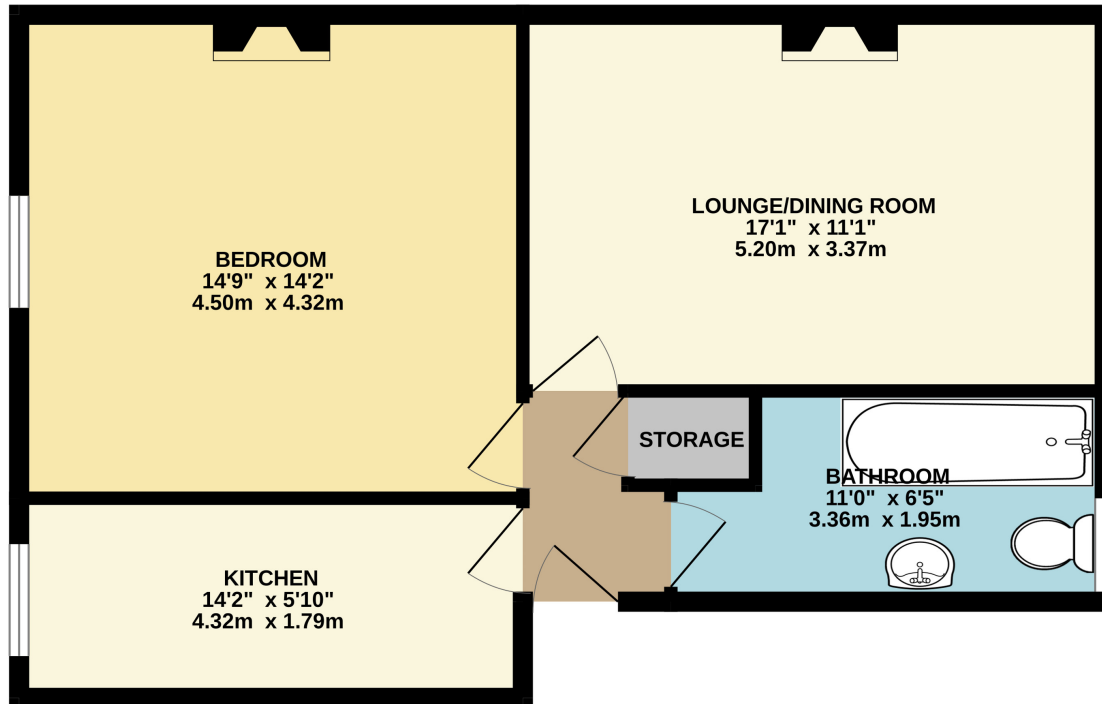
Local Authority: Dorset Council

Main Services: Electric, water, drains, telephone

Council Tax Band: A

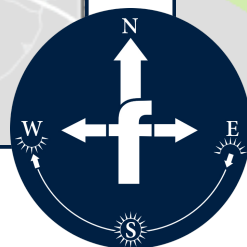
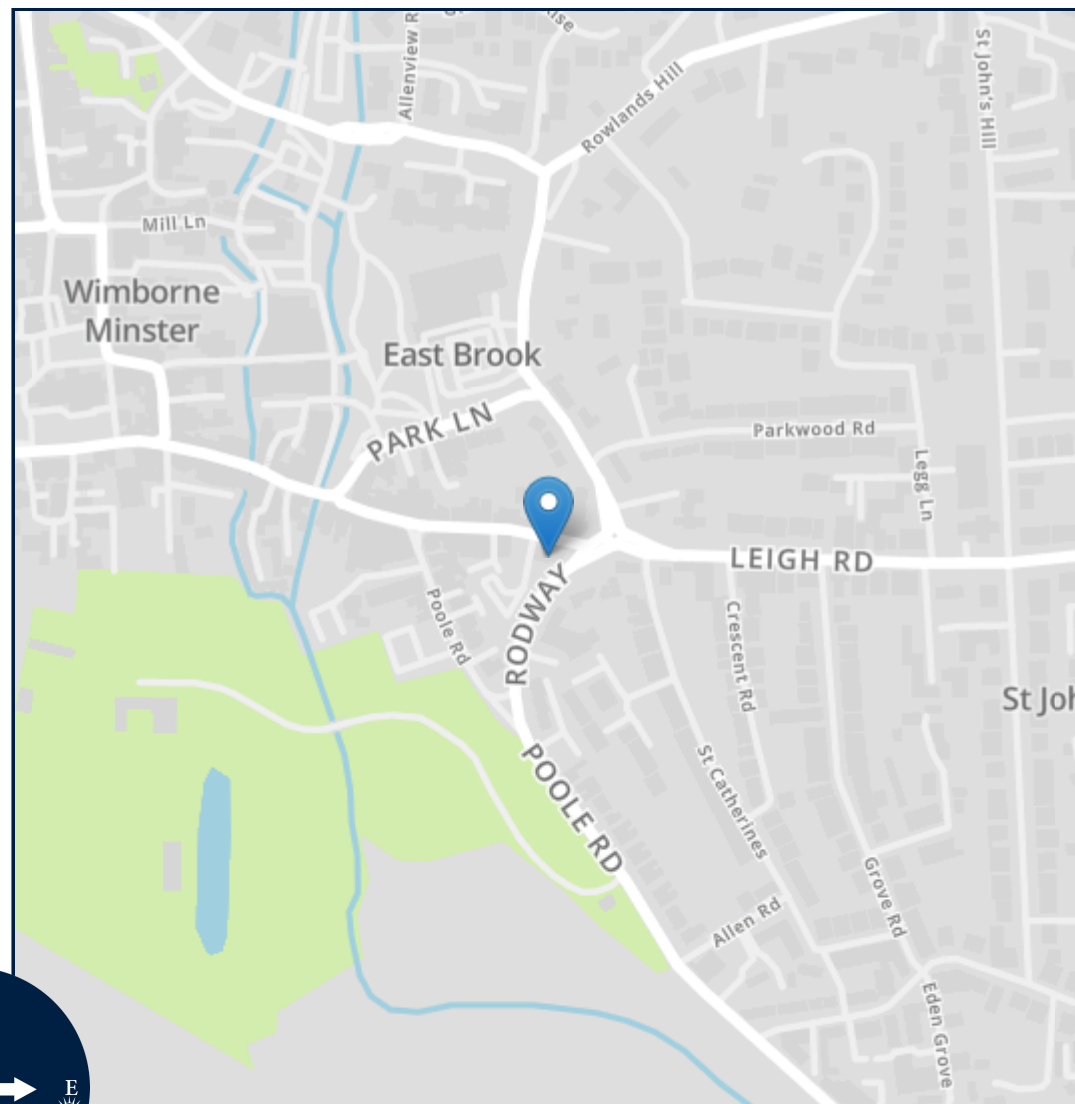
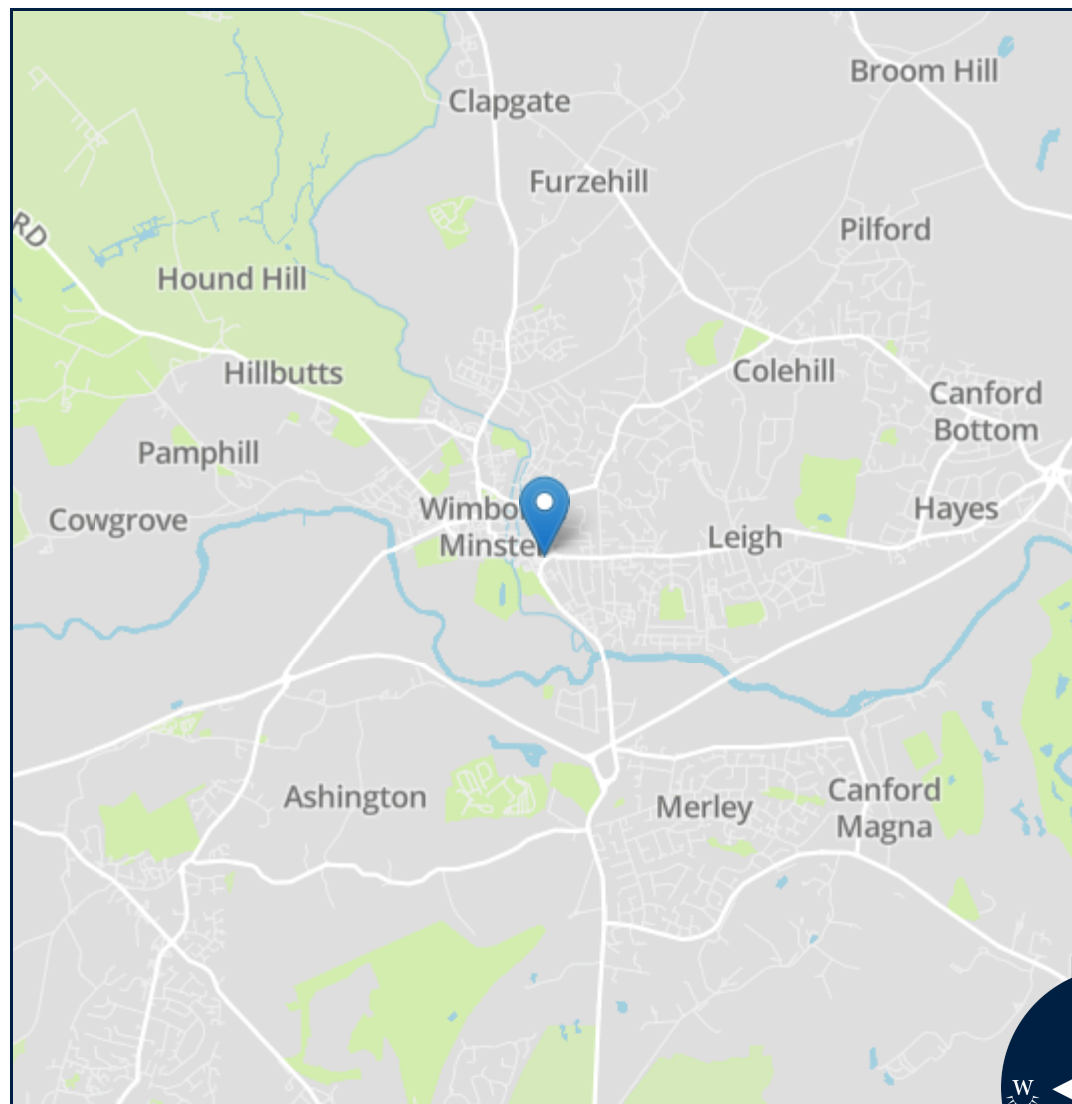


GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(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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