

Asking Price

£187,000

Leasehold

VICTORIA PLACE, WIMBORNE, DORSET BH21 1YE



- ◆ POPULAR RESIDENTIAL LOCATION
- ◆ AGE EXCLUSIVE ACCOMMODATION
- ◆ TWO BEDROOMS
- ◆ SOLE AGENTS

A first floor, two bedroom, purpose-built apartment within this popular age restricted development and boasting a purpose-built conservatory, as well as its own private entrance

Property Description

Victoria Place is located on the outskirts of Wimborne Town Centre and comprises 47 purpose built apartments and a bungalow, specially catering to the over 55’s fraternity. This particular property is ideally positioned for level access of Wimborne Town Centre, which offers a selection of local amenities, doctors surgeries and cafes.

This home benefits from a private entrance, entrance hall, well-proportioned living room with a separate kitchen that offers a selection of base and eye level units and views over the communal rear gardens. There are two bedrooms at the front of the home, both of which are serviced by the bathroom.

Garden and Grounds

There are a variety of communal garden spaces which surround a communal gardening club, of which residents can join in with at their leisure. Furthermore, there are two parking areas with casual parking facilities for residents on a first come first served basis.

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 538 sq ft (50 sq m)

Heating: Electric heating

Glazing: Double glazing

Parking: Residents parking available on a first come first serve basis

Garden: Communal gardens

Main Services: electric, water, drains

Local Authority: Dorset Council

Council Tax Band: Band B

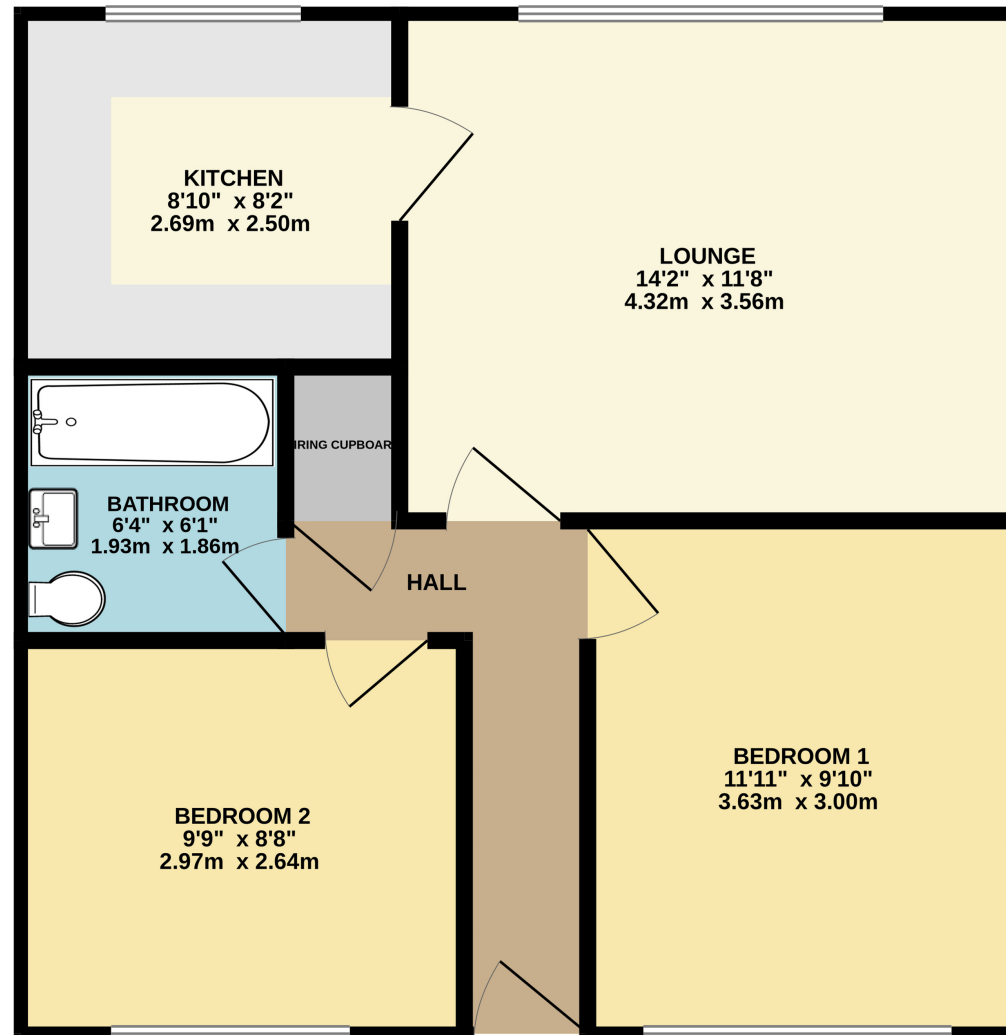
Additional Information:

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

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

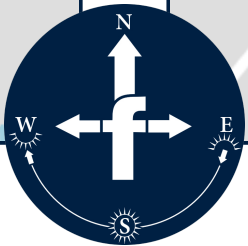
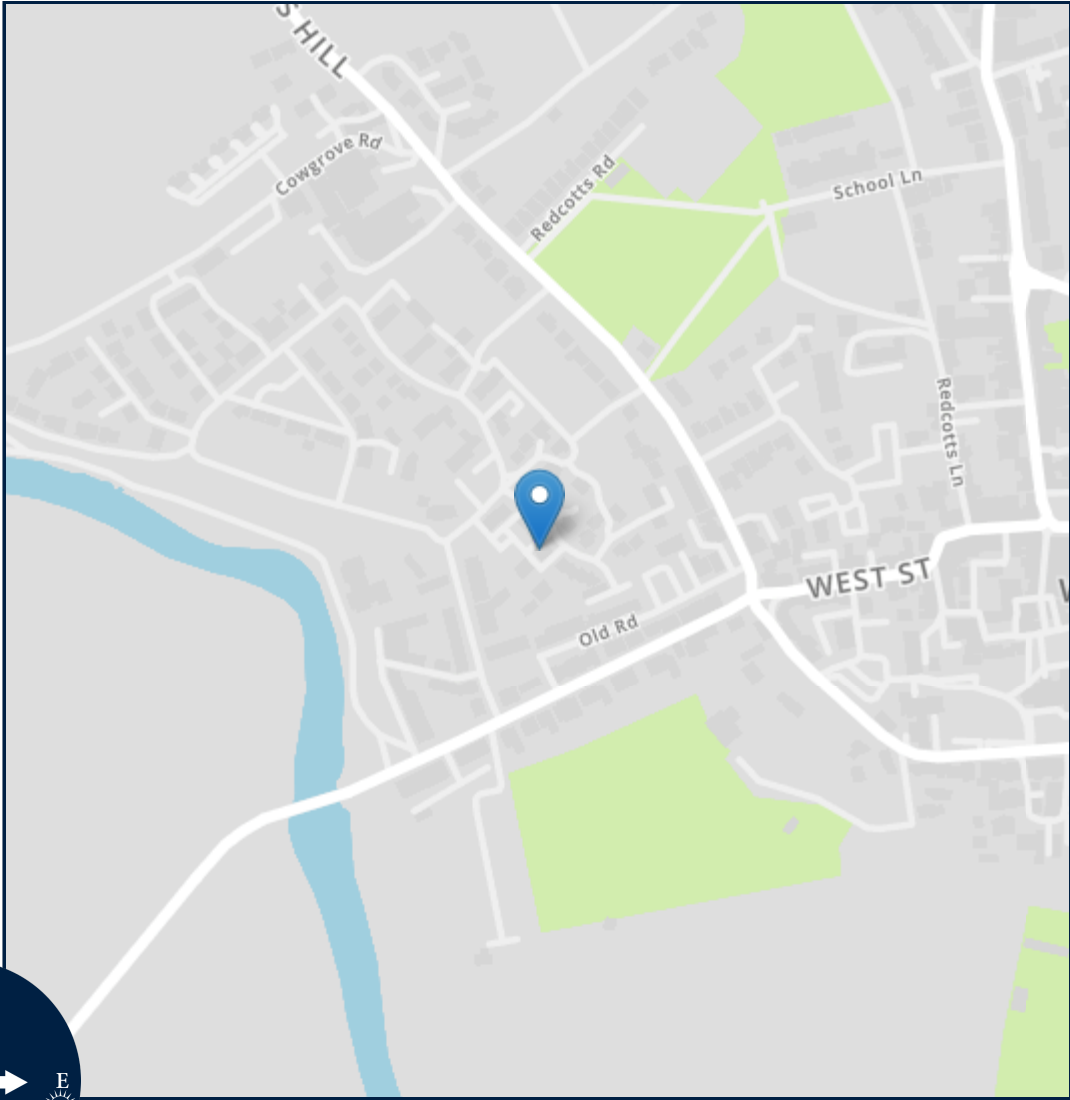
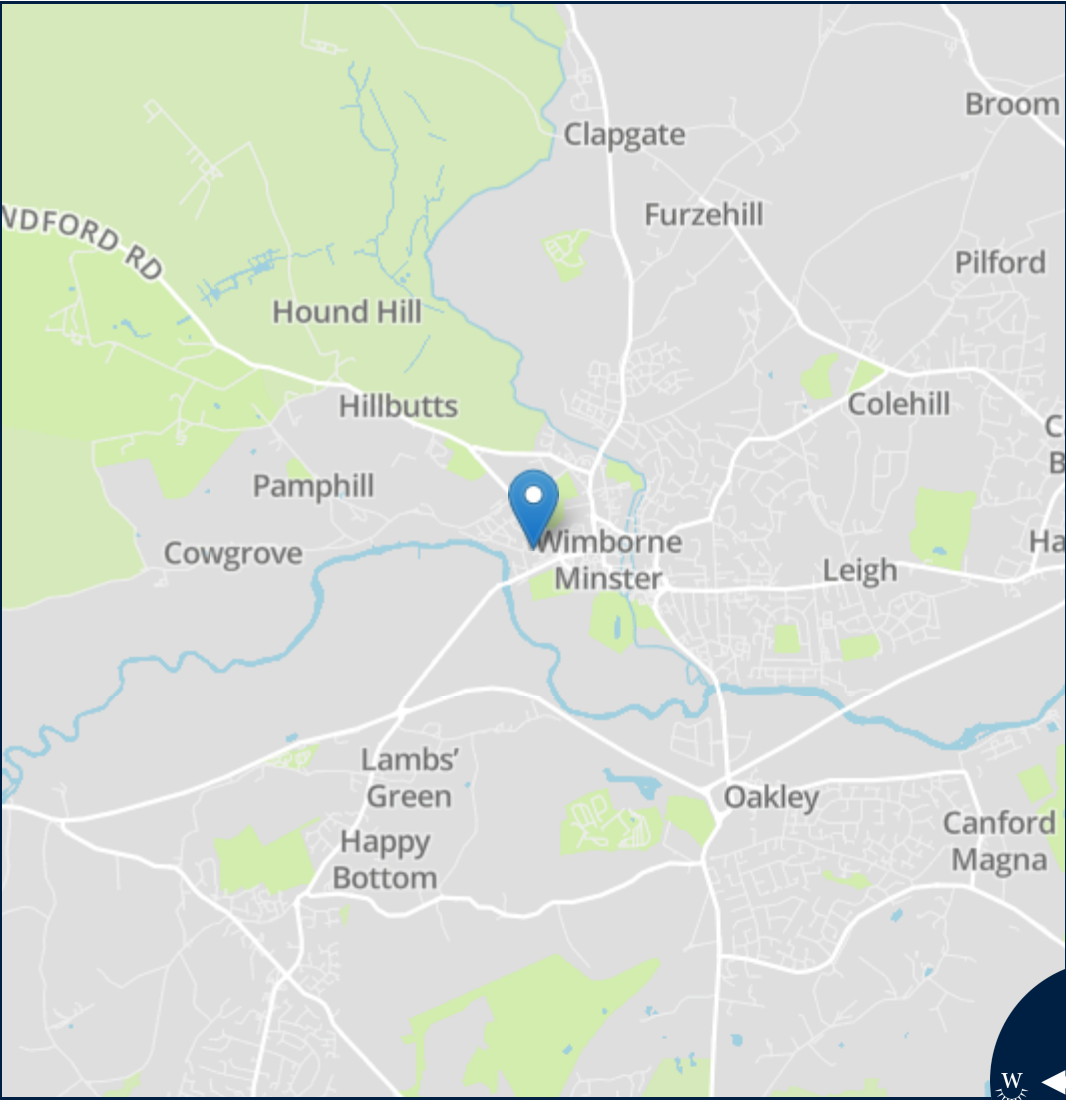


GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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	70	77



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