

*Asking Price*  
**£85,000**

Leasehold



REDCOTTS LANE, WIMBORNE BH21 1JX

- ◆ **TWO BEDROOM APARTMENT**
- ◆ **REQUIRES REFURBISHMENT**
- ◆ **LEVEL WALKING DISTANCE TO TOWN CENTRE**

A two bedroom retirement apartment requiring modernisation, in the centre of Wimborne within short walking distance to shops, bus routes, theatres and restaurants.

## Property Description

A central two bedroom retirement apartment, in need of modernisation, located in the centre of Wimborne with all amenities and shops close by. The flat has access to a communal laundry room.

NB: Please note that this apartment block has no house manager or guest room.

Lease Conditions: 100 years from 1 January 1987. The current annual service charge is £2456.82.

Half Yearly Ground Rent Paid in Advance: £163.50 = full year total: £327.00.

## Gardens and Grounds

Not applicable to this property.

## 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. The Priest's House Museum and Gardens, Wimborne Model Town dating back over 50 years and its 1930's Art Deco Tivoli theatre all combine to make Wimborne a popular tourist attraction. The Town takes great pride in its appearance and often wins awards for its floral displays. Wimborne is well served by an excellent range of services for residents including doctors, 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. Wimborne is a popular consideration with prospective buyers looking to relocate to the East Dorset area.



Size: 455 sq ft (42.3 sq m)

Heating: Electric

Glazing: Double glazed

Parking: N/A

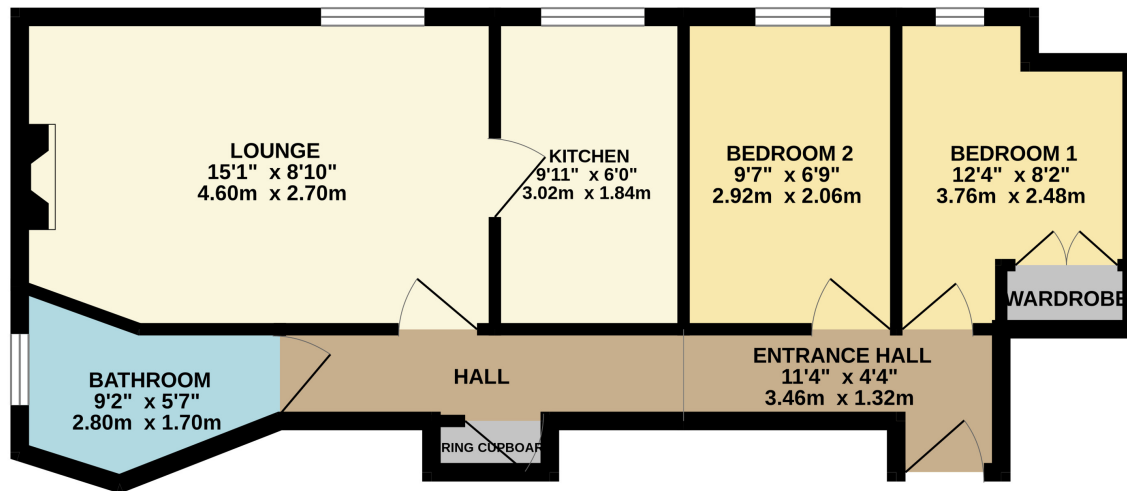
Garden: N/A

Local Authority: Dorset Council

Council Tax Band: B

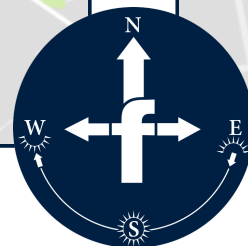
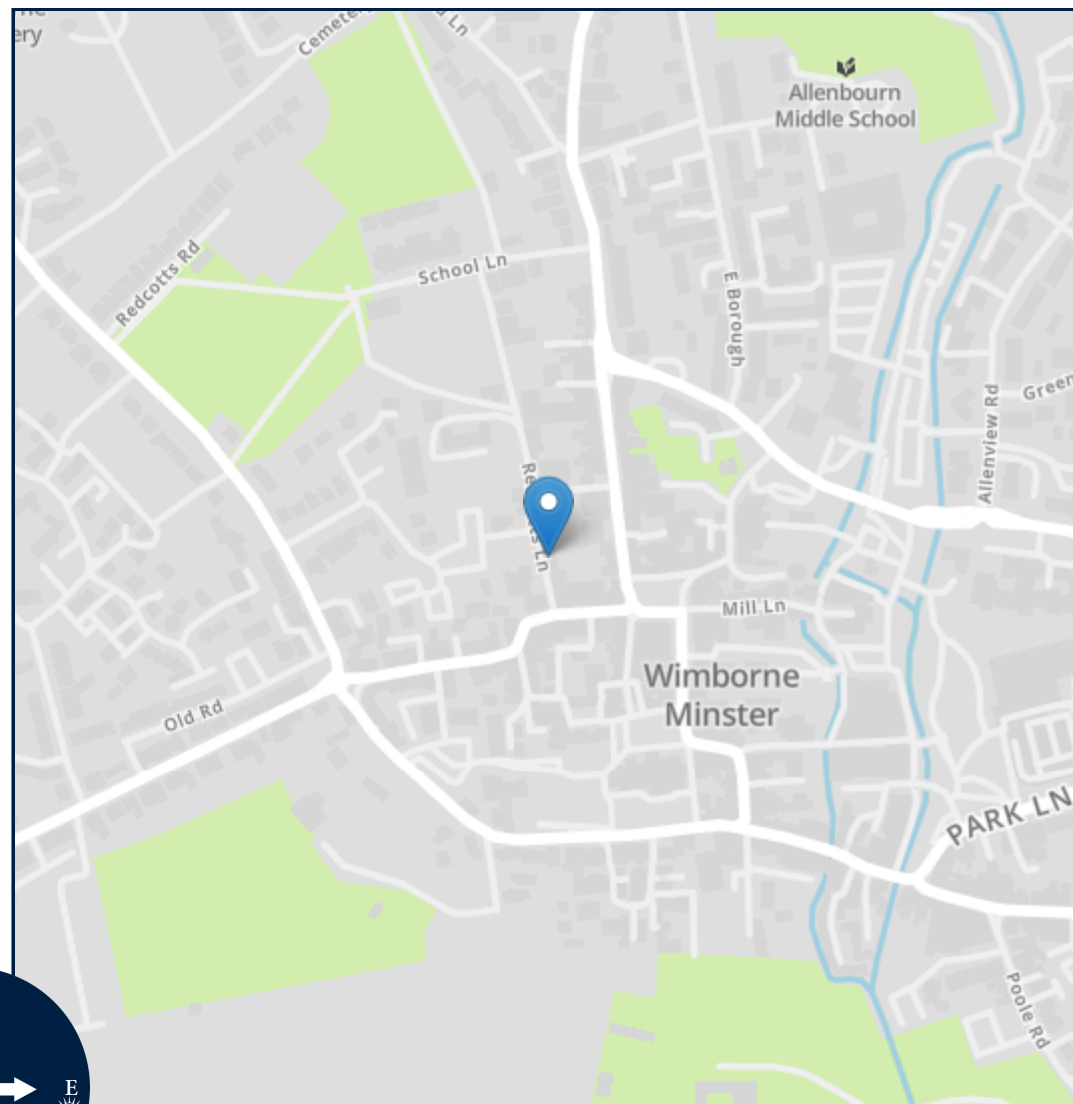
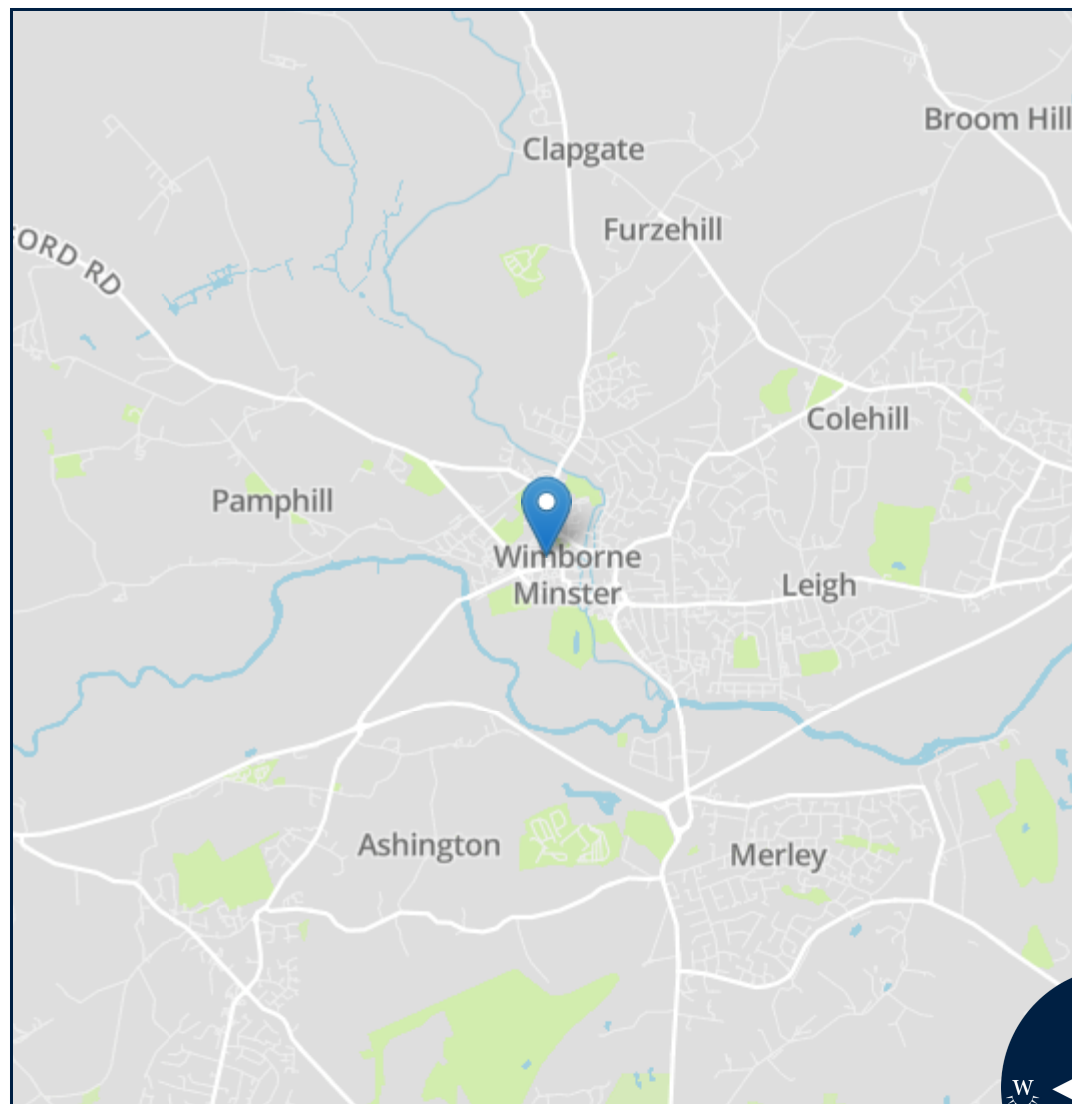
Main services: water, electric, drains

SECOND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.4 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000