



**Bay Close, Three Legged Cross
Wimborne, Dorset, BH21 6SW**

LEASEHOLD PRICE

£140,000

“Ideal investment opportunity in secluded location, one bedroom, ground floor, parking and no chain”

A purpose built ground floor one bedroom apartment requiring modernisation, having been recently decorated throughout. This modern purpose-built block is situated towards the end of a small cul-de-sac within its own communal grounds, providing a secluded outlook and excellent privacy.

The flat is accessed via a security entry phone to a communal hallway and immediate access to the front door.

The accommodation comprises; one bedroom, functional but dated bathroom, spacious lounge with dual aspect corner double glazed window overlooking the communal gardens and a wooded backdrop beyond, together with a separate kitchen that also requires updating. Other benefits include double glazing, a private parking space and visitors parking.

Lease: 125 years from 1986 (approx. 85 years remaining)

Maintenance: £75 per month

Ground Rent: Peppercorn

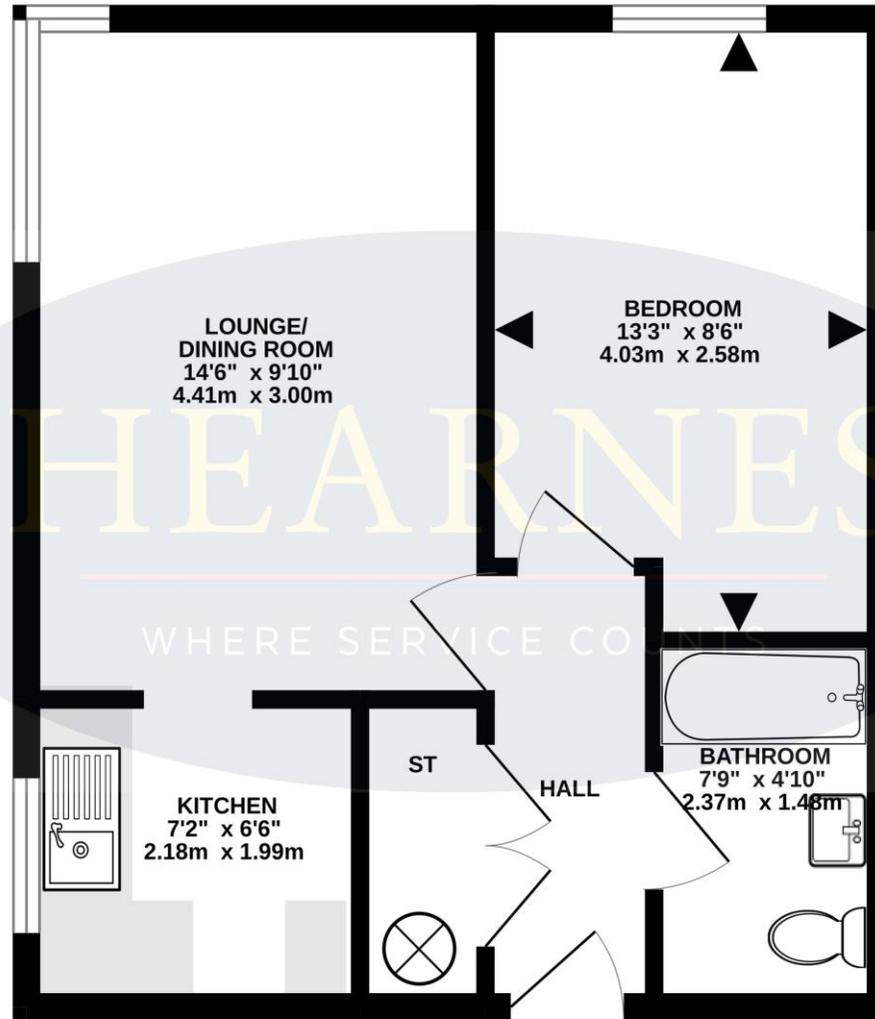
COUNCIL TAX BAND: A EPC RATING: D



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TOTAL FLOOR AREA : 384 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

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