



Asking Price

£134,940

Leasehold

9 EAST STREET, WIMBORNE BH21 1DS



- ◆ **FIRST FLOOR FLAT**
- ◆ **ONE BEDROOM**
- ◆ **IDEAL BUY-TO-LET**
- ◆ **NO FORWARD CHAIN**

A first floor, one bedroom, flat situated within the heart of Wimborne Town Centre and benefiting from a fully fitted bathroom, new double glazing, new kitchen and fully refurbished throughout, being offered without a forward chain.

Property Description

This centrally located, characterful building was converted into four flats during the 1980’s and there is a popular Artisan Cafe on the ground floor. This particular apartment is located on the first floor towards the rear of the building, offering modernised accommodation with a new kitchen with open plan living area, with separate bedroom adjacent and a fully fitted bathroom. The property has brand new double glazing and benefits from electric heating. The apartment has been fully refurbished throughout.

Gardens and Grounds

There is a communal covered courtyard which in turn gives access to the communal entrance hallway.

Tenure: Leasehold
189 years from and including 29 September 1988.
Service Charge: £25 per month paid by direct debit.
Type of Letting Permitted: Minimum term of 6 months.

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: 396 sq ft (36.8 sq m)

Heating: Electric (Night storage)

Glazing: Double glazed

Parking: N/A

Garden: Courtyard

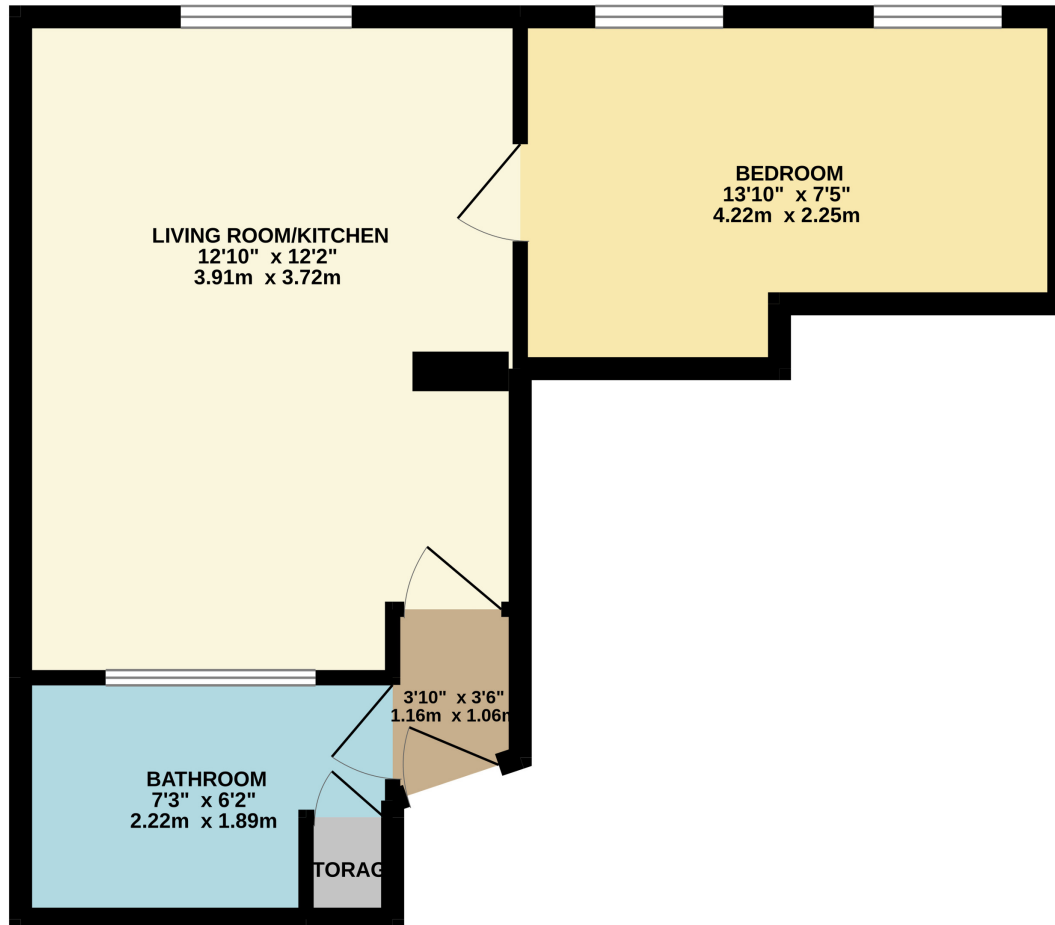
Main Services: Electric, water, drains telephone

Local Authority: Dorset Council

Council Tax Band: A

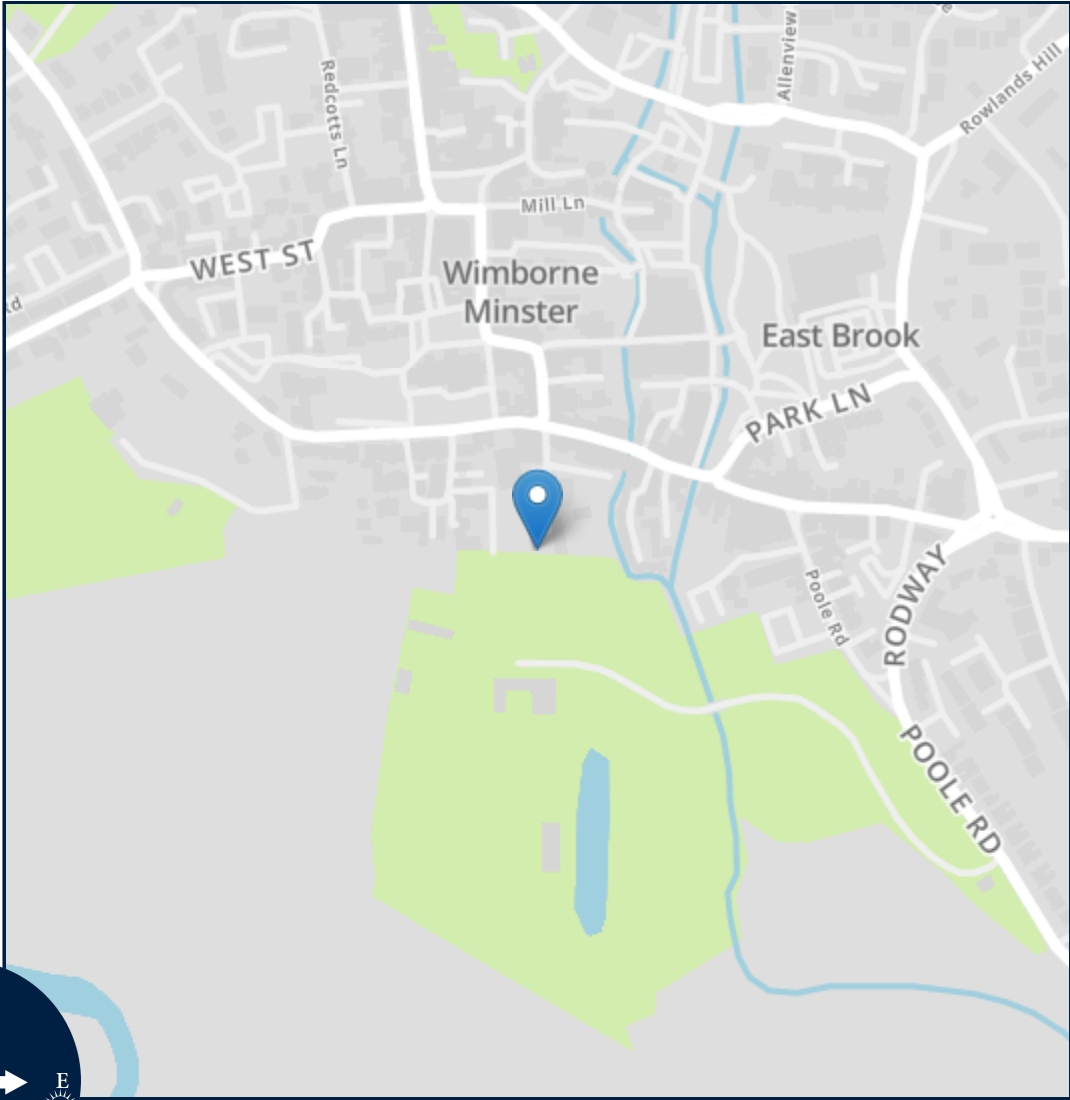
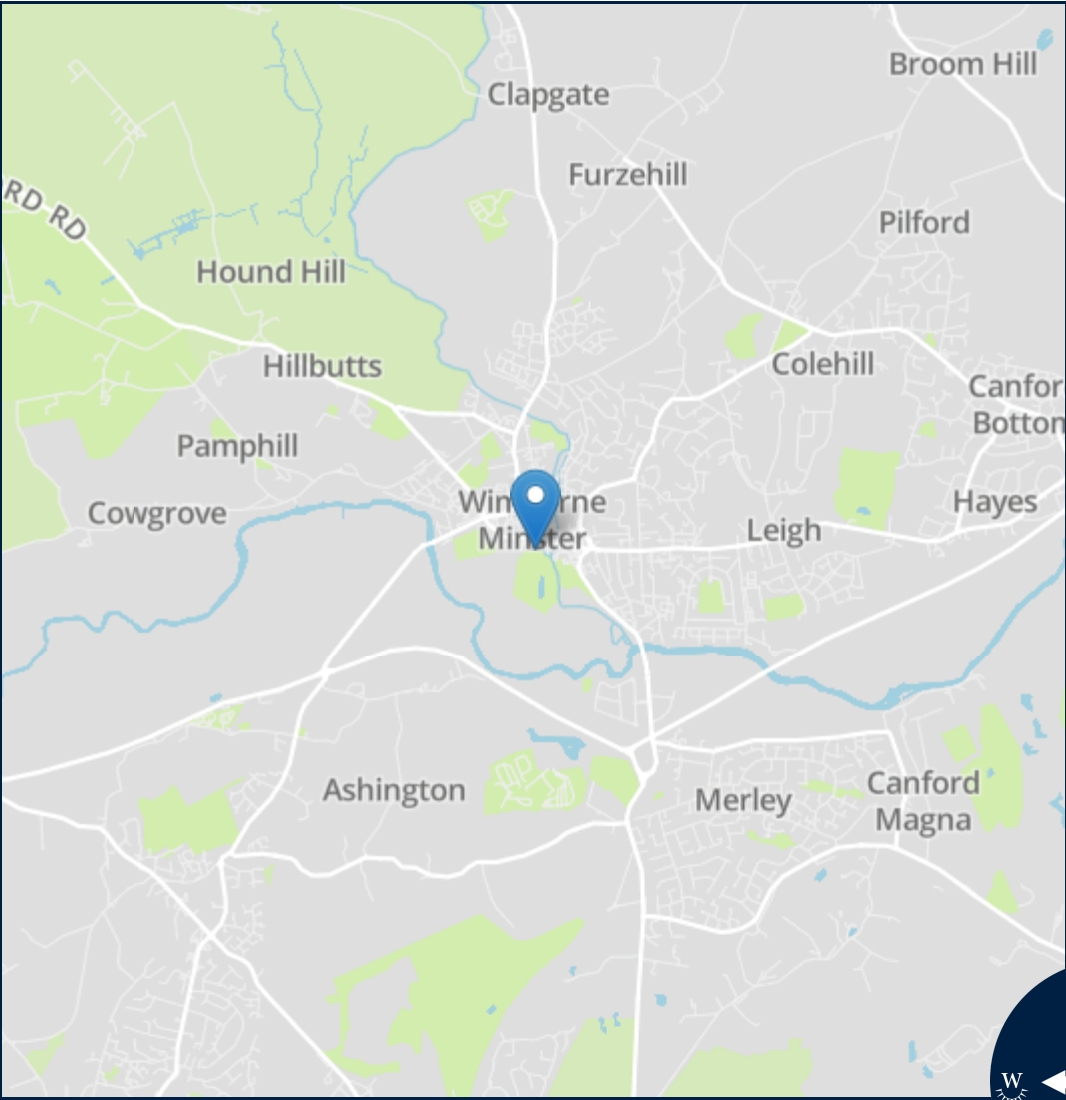


GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 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		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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