



£1,200 pcm

Share of Freehold

GRANGEWOOD HALL FLAT 4, CRANFIELD AVENUE,  
WIMBORNE, DORSET BH21 1BZ





- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **ENSUITE TO PRINCIPLE BEDROOM**
- ◆ **SECURE LOCK UP GARAGE**

A well proportioned, two bedroom, first floor apartment with en-suite facility to the principle bedroom, secure lockup garage.

## Property Description

Grangewood Hall was built in the late 1990's on the grounds of a former school house and offers a development of seventeen two bedroom apartments divided between two blocks. This particular apartment is positioned on the first floor and boasts two double bedrooms with a recently completed new en-suite bathroom to the principle bedroom, family bathroom, modern fitted kitchen and a feature octagonal turret-style living space which offers pleasant views towards the Highlands estate. The home is entirely double glazed throughout and offers gas fired heating and there is an automatic passenger lift that serves the various accommodation levels.

## Gardens and Grounds

This apartment occupies a quiet position within this popular block and boasts two double bedrooms as well as an en-suite to the master bedroom. The kitchen is fully fitted and the living room enjoys a private south easterly outlook. Furthermore, the property is entirely double glazed and benefits from gas fired heating with a combi boiler.

## 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: 644 sq ft (59.9 sq m)**

**Heating: Gas fired (combi)**

**Glazing: Double glazed**

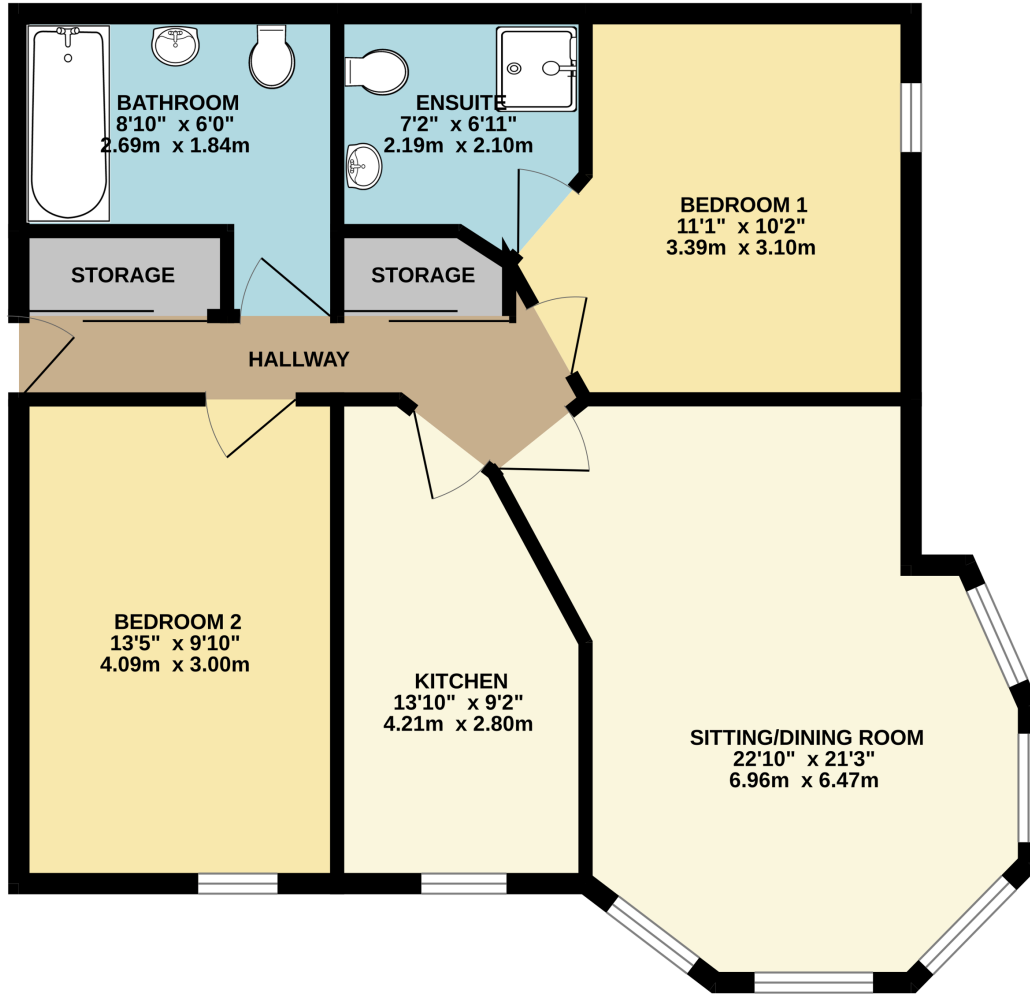
**Parking: Garage**

**Mains Services: Electric, water, gas, telephone, drains**

**Local Authority: Dorset Council**

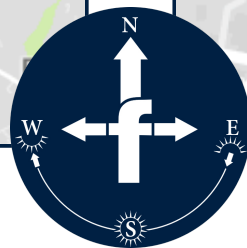
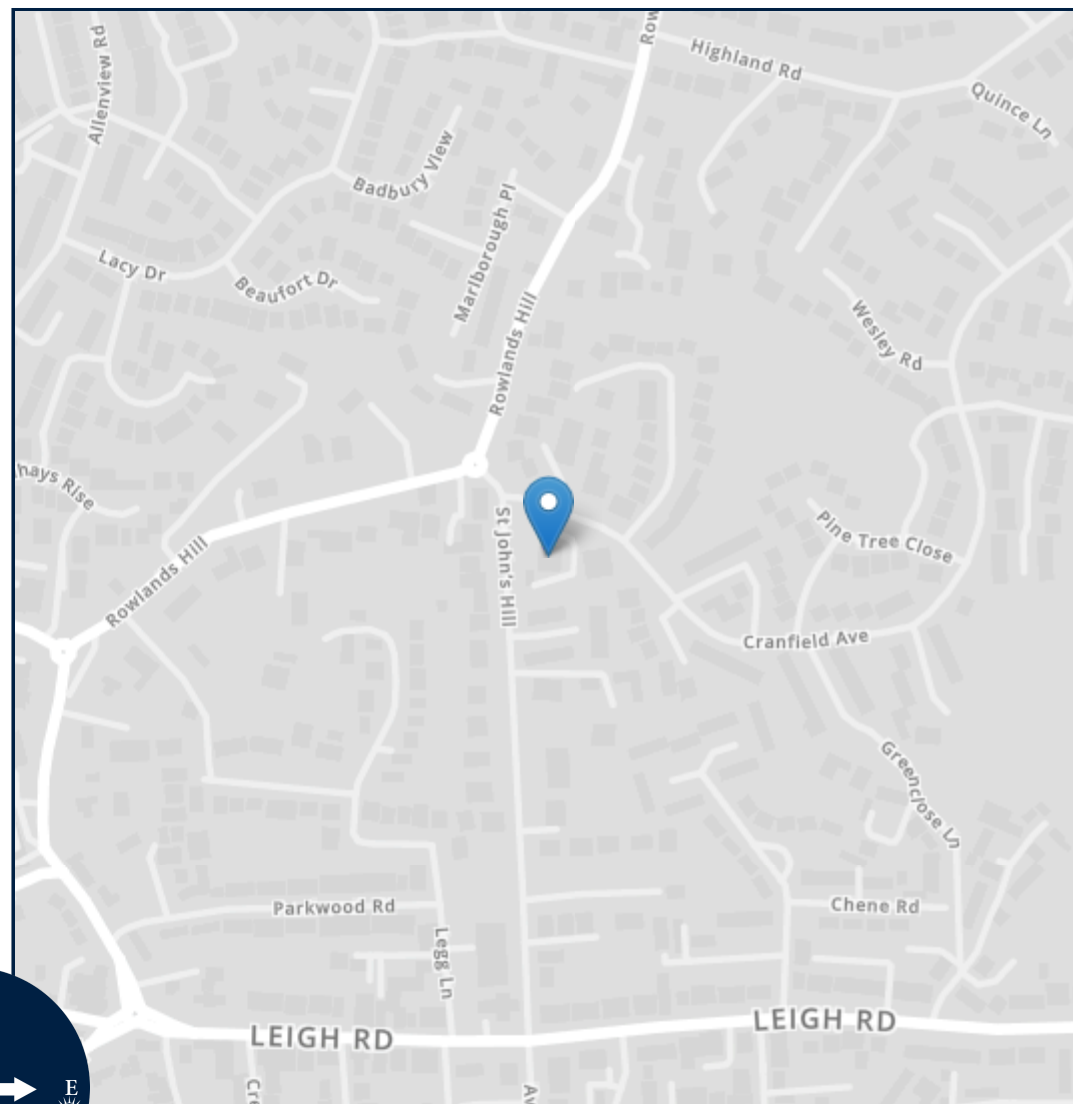
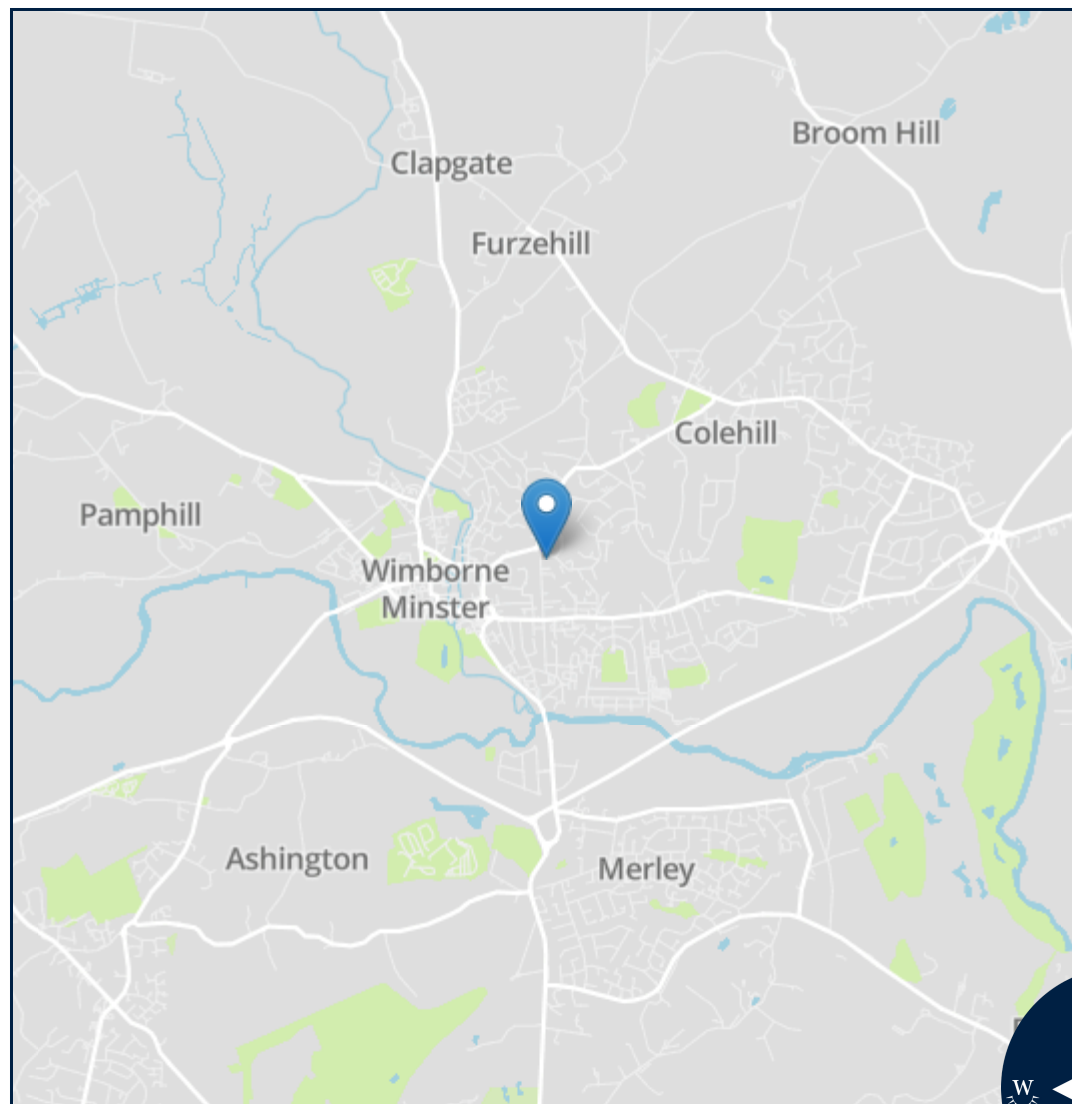
**Council Tax Band: D**

FIRST FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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	80
(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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