

Town centre

Apartment



HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1JX

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## LEASEHOLD PRICE: £95,000

A well presented one bedroom first floor retirement apartment situated within a stone's throw of Wimborne Square. NO FORWARD CHAIN.

- Communal entrance hallway with security entry phone system
- Entrance hallway with airing cupboard and cloaks cupboard
- Spacious sitting/dining room with inset electric fire and front aspect window
- Modern kitchen with range of units and complementary worktops, inset hob, free standing washing machine and fridge, window
- Fully tiled shower room with white three piece suite
- Double glazing and storage heaters
- Residents scheme Manager, communal laundry room and parking on a 'first come first served' basis
- Tenure is Leasehold: We understand from the vendor there is a lease with 63 years remaining
- Maintenance: We understand from the vendor the maintenance is £2,277.52 per annum (Feb '23 – Feb '24) and ground rent of £327 per annum

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne Square is a short level walk where there are a number of shops, restaurants, public houses and the popular Tivoli theatre all close by.

COUNCIL TAX BAND: A    EPC RATING: C

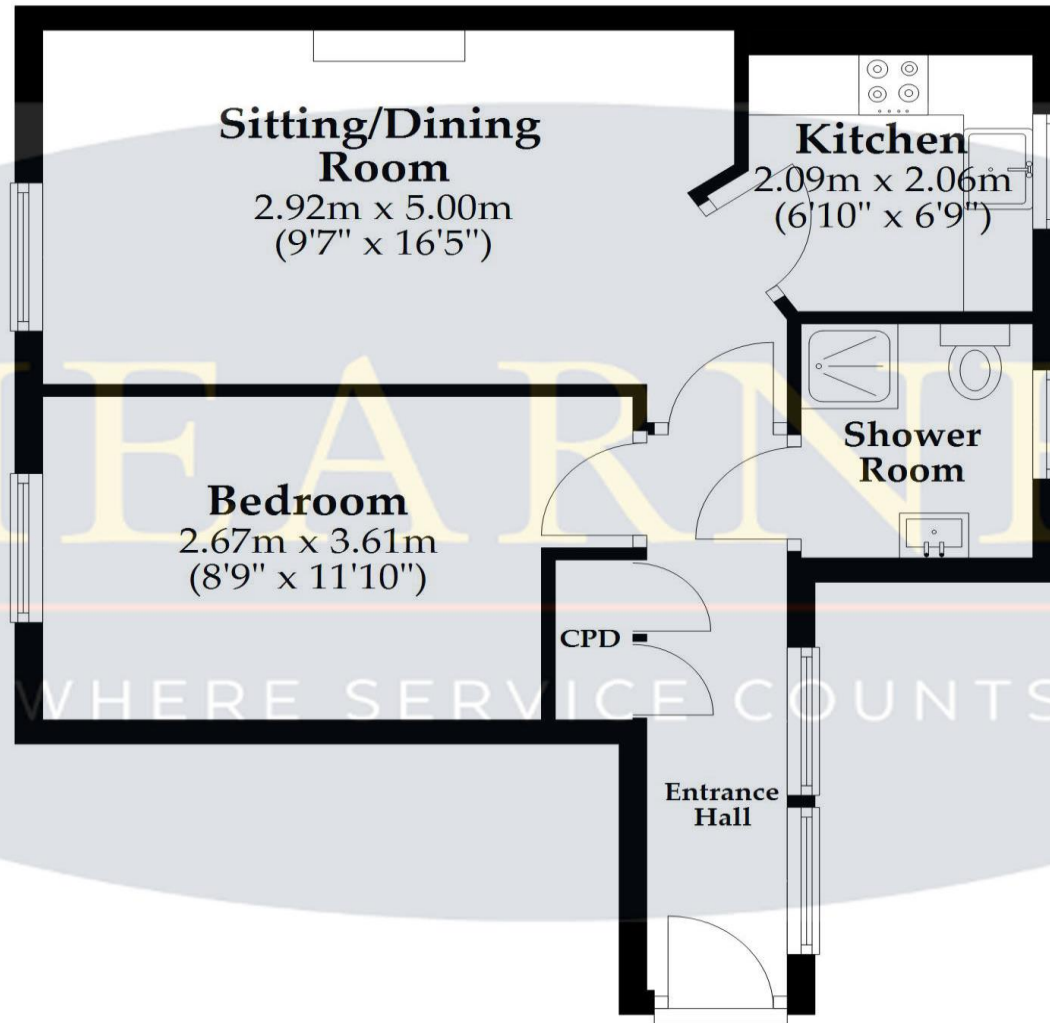
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

# Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 40.4 sq. metres (434.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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