



**Giddylake**  
**Wimborne, Dorset, BH21 2QU**

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## SHARE OF FREEHOLD PRICE GUIDE: £339,500

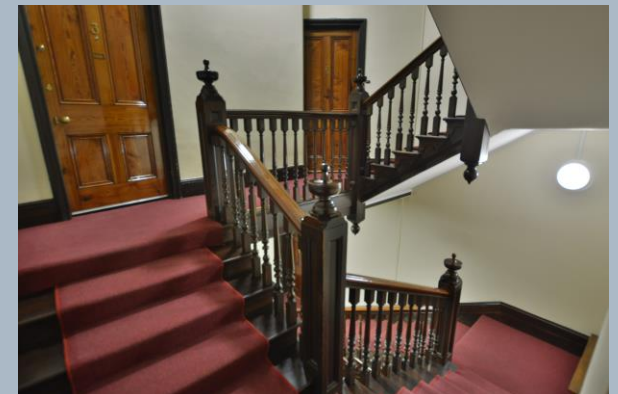
A spacious character converted second floor apartment offering three bedrooms, two reception rooms as well as stunning far reaching views from all rooms. The property is situated in superb grounds with ample communal parking and garage. NO FORWARD CHAIN.

- The property is approximately 1,300 sq ft
- Communal entrance hall with security entry system, elegant staircase to second floor landing
- 'L' shaped entrance hallway with skylight, storage cupboards and airing cupboard
- Spacious sitting room with dual aspect and feature wood burner
- Separate dining room/study with feature coving and skylight
- Three good size bedrooms, main bedroom with wood burner
- Bathroom with roll top bath, over size shower cubicle, wash hand basin, WC, ladder style heated towel rail and part tiled walls
- Outside: Accessed via a long private gravelled driveway off Giddylake leading to communal off-road parking with an allocated garage. The superb grounds must be viewed to be fully appreciated with the flats also benefitting from a large wooded area to the side of the garden
- Tenure: We understand from the vendor there is a share of freehold with 131 years remaining
- Service charges: We understand from the vendor this is approximately £550 per annum plus insurance £650 per annum

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

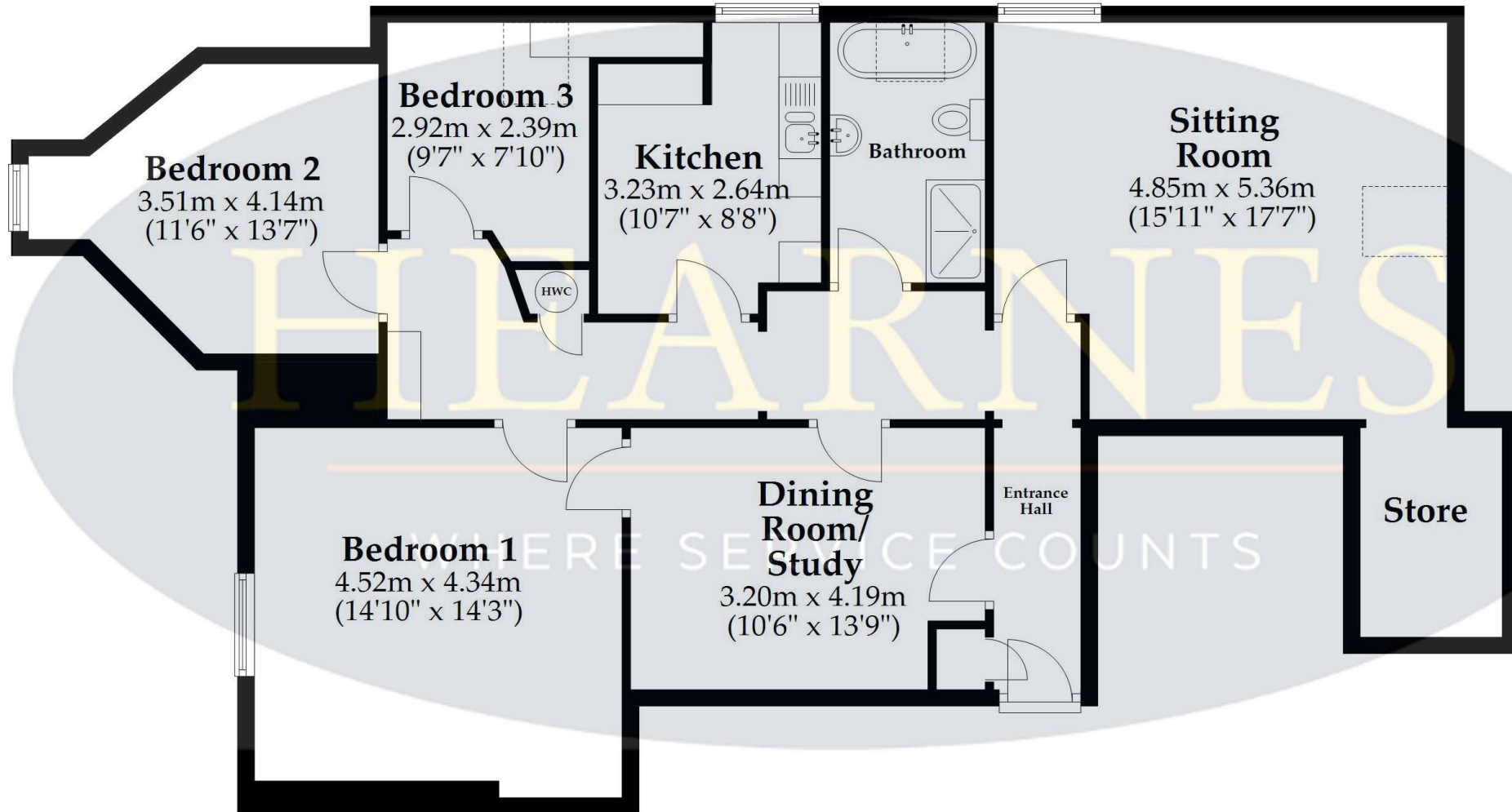
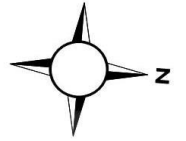




Roof terrace access via ladder through velux window

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

# Ground Floor



Total Floor Area: approx. 121 metres (1301 sq. feet)

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





Communal grounds



## Wimborne Square



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