



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2FB**

# Wimborne, Dorset, BH21 2FB

## LEASEHOLD PRICE £103,500 with 46% SHARED OWNERSHIP

Spacious two bedroom first floor purpose built apartment with open plan living/dining area, modern kitchen and bathroom in a cul de sac location situated on the Waters Edge development.

- Security entry phone system
- Communal hallway to first floor landing
- Spacious entrance hallway with two storage cupboards
- Open plan sitting/dining/kitchen area
- Kitchen with white gloss base and eye level units, integrated gas hob and electric oven, space for appliances
- Good size sitting/dining area
- Two double bedrooms
- Master bedroom with built in wardrobe
- Modern fitted bathroom
- Double glazing and gas heating
- Well maintained communal gardens
- Allocated parking bay with communal bike and bin stores
- Tenure: Leasehold - We understand from the vendors there is 119 years remaining
- Maintenance: We understand from the vendors the monthly service charge from 1.4.21 is £181.31 and monthly rent on 54% not owned is £269.25. This includes a charge of £140.20 for communal redecoration which only applies for this financial year.

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

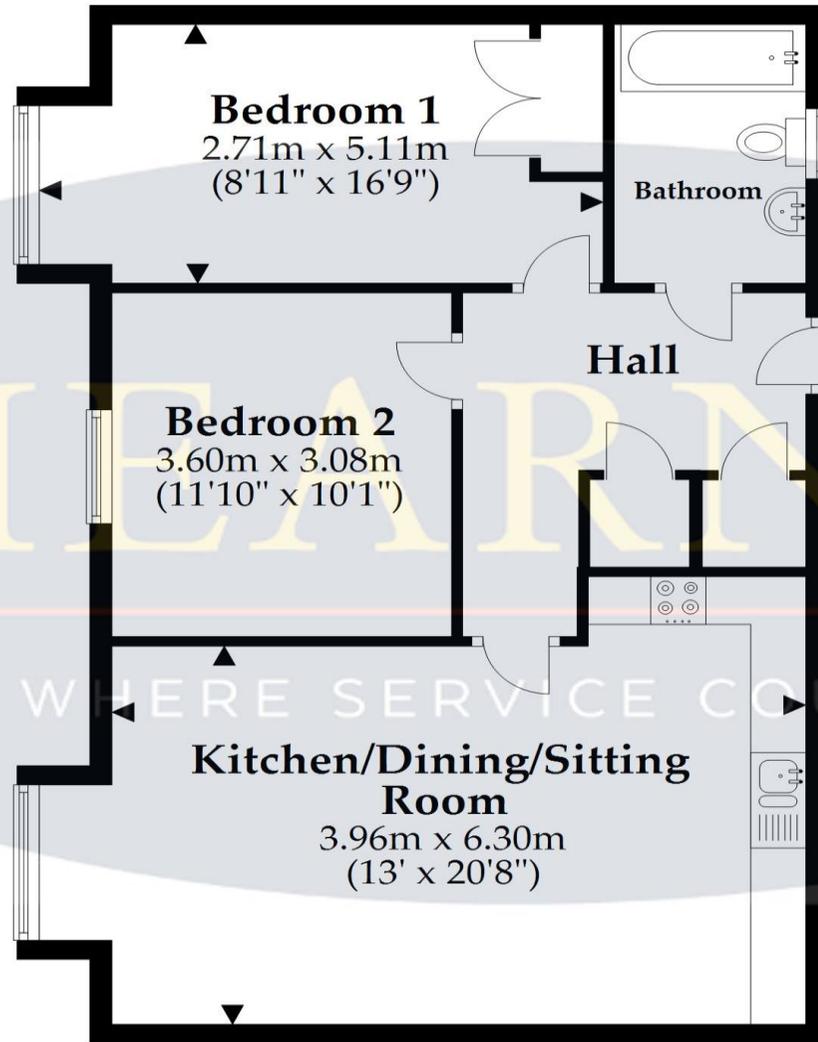
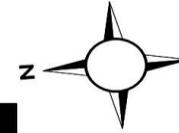
EPC RATING: B

AGENTS NOTE: 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.



# First Floor

Approx. 68.1 sq. metres (733.4 sq. feet)



Total area: approx. 68.1 sq. metres (733.4 sq. feet)

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

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