



FLAT 1, 8 THE SQUARE, WIMBORNE, DORSET, BH21 1JA £175,000 LEASEHOLD

A 1 BEDROOM FIRST FLOOR FLAT IN AN ATTRACTIVE PERIOD BUILDING IN THE HEART OF WIMBORNE, ENJOYING IMMEDIATE ACCESS TO THE TOWN'S WIDE RANGE OF SHOPS, BUS SERVICES, RESTAURANTS, BARS AND THE TIVOLI THEATRE.

SUMMARY:

The current owner has found the flat ideally situated to enjoy all that Wimborne has to offer including its regular festivals and events.

AT A GLANCE

- Attractive lounge
- Modern kitchen
- Bedroom with en suite bathroom
- Second cloakroom
- Set in the heart of Wimborne town centre



DESCRIPTION:

An entrance door between shops currently known as Rohan and The Grape Tree leads to a communal entrance hall with stairs to the first floor.

On the first landing to the left, a couple of steps lead to an individual landing and front door for Flat 1.

The inner entrance lobby has two doors, one leading to a WC, and the other through to the lounge. This attractive room has a vaulted ceiling, exposed beams and a Velux style window providing additional light. The main window is set slightly higher for privacy. The kitchen, accessed from the lounge, has work surfaces, units, fitted oven and induction hob, Glow Worm gas central heating boiler, breakfast bar, and space for washing machine and under-counter fridge.

The bedroom has timber sash windows to the side, and a step leads down to an en suite bathroom with bath (with shower over), WC, wash basin and door to the fire escape.



Although the property is not conveying with any parking, a permit (currently £290 per annum) for the town centre car parks can be obtained from Dorset Council.

LEASE: 165 years remaining.

GROUND RENT: Peppercorn

MAINTENANCE: £1,000 per annum

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema, bus services and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

Band A

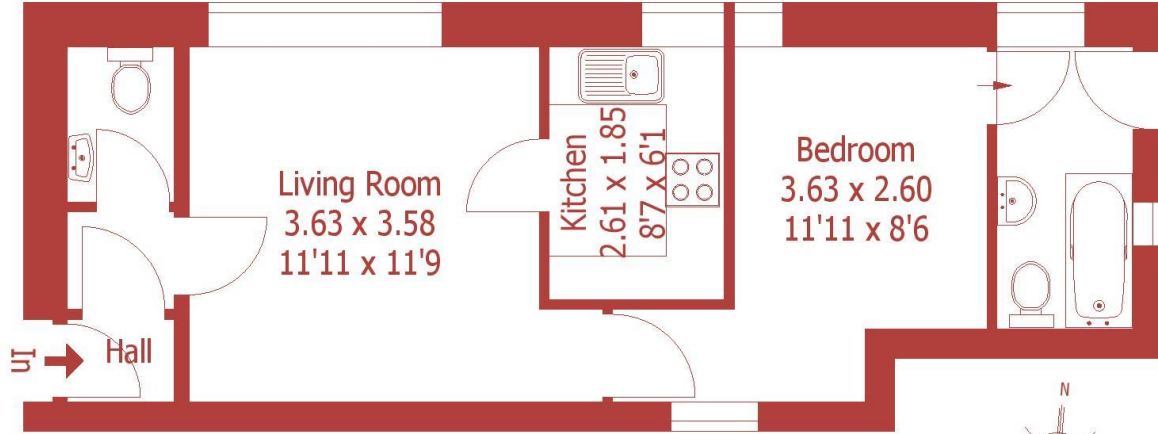
DIRECTIONS:

The property can be found in Wimborne Square. Its communal entrance door is between shops currently known as Rohan and The Grape Tree, close to the town centre part of East Borough.



Flat 1, 8 The Square, Wimborne

Approximate Gross Internal Area :- 38 sq m / 410 sq ft



First Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

