



FLAT 3, 7 EAST STREET, WIMBORNE, DORSET, BH21 1DS  
£179,950 LEASEHOLD

**A 1 BEDROOM CONVERTED VICTORIAN APARTMENT IN A CONVENIENT TOWN CENTRE LOCATION CLOSE TO MANY AMENITIES. PRESENTED IN GOOD DECORATIVE ORDER, THIS SPACIOUS SECOND FLOOR APARTMENT BENEFITS FROM GAS CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZED WINDOWS. VACANT POSSESSION.**

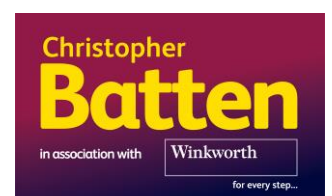
#### **SUMMARY:**

The flats at 7 East Street are accessed via a communal entrance door (with a security entryphone system). Stairs lead to the second floor. Flat 3 has a large reception hall with a double glazed skylight. The living room has a dormer window to the front, a double glazed skylight to the rear and fitted storage cupboards. A wide opening leads through to the kitchen which has units, worktops, gas hob, electric oven, space for upright fridge-freezer, and space and plumbing for washing machine.

#### **AT A GLANCE**

- Town centre location
- Presented in good decorative order
- Spacious second floor apartment
- Gas central heating
- Double bedroom

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### DESCRIPTION:

There is a double bedroom with a double glazed window to the front, and a bathroom with bath (with shower and screen above), WC, wash basin, access to an eaves storage cupboard, airing cupboard housing the gas fired combination boiler, and further access to a loft storage area. There is no parking, but town centre residents can obtain a permit from Dorset Council for the town centre car parks. Lease: 172 years remaining. Maintenance: Approximately £330 per annum. Ground rent: Peppercorn.



### 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 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.



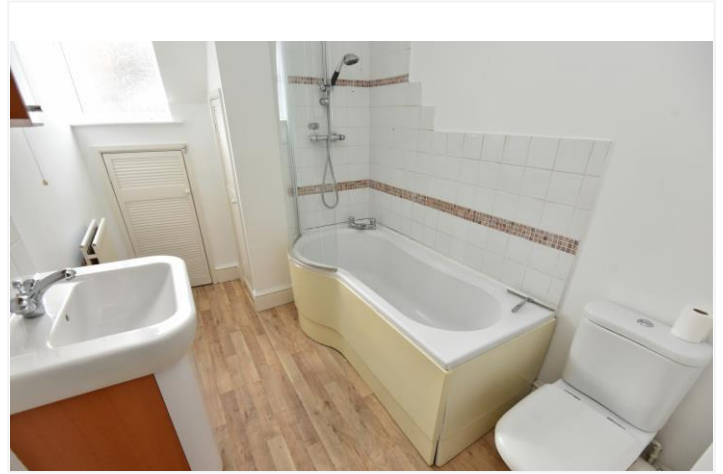
There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

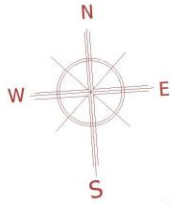
**COUNCIL TAX:**

Band B

**DIRECTIONS:**

From our office at the junction of Park Lane and East Street, proceed up East Street, over the bridge by The Rising Sun pub, and Flat 3, number 7 can be found on the right hand side, before reaching the junction with the High Street.





## Flat 3, 7 East Street, Wimborne

Approximate Gross Internal Area :- 49 sq m / 531 sq ft



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.



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.

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