



FLAT 22, GRIFFIN COURT, STATION ROAD, WIMBORNE, DORSET, BH21 1RQ
£240,000 LEASEHOLD

A DECEPTIVELY SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT SET WITHIN MATURE COMMUNAL GROUNDS, UNDER A MILE FROM THE SQUARE, WITH A MODERN KITCHEN AND BATHROOM AS WELL AS A GARAGE IN AN ADJACENT BLOCK.

SUMMARY:

The apartment benefits from double glazing throughout, gas fired central heating, both residents and visitors parking, garage in an adjacent block, communal gardens, and is decorated to a good standard.

AT A GLANCE

- Convenient town location
- 2 double bedrooms
- Garage in an adjacent block
- Kitchen/dining
- Spacious lounge



DESCRIPTION:

There is a communal entrance hall, with stairs leading to the first floor where there is a hallway giving access to 3 apartments on this level.

As you enter the flat, you have a hallway providing access to all rooms, with a full height storage cupboard.

On the left, there is a family bathroom fitted to a modern standard comprising a P-shaped bath (with fitted shower over), WC, sink and a range of storage units.

To the right is bedroom 2 which is a double sized bedroom, and bedroom 1 is a larger double sized bedroom with a range of fitted wardrobes and an alcove recess providing extra space.

The flexibility of the flat comes from its main reception room which is an oversized lounge with enough space for both living and dining room furniture, with two windows and a courtesy door through to the kitchen/dining room.



The kitchen/dining room has a range of cupboards and storage facilities, space for washing machine, fridge and freezer, 4-burner gas hob with extractor over, fitted dishwasher, microwave and an oven. The dining area is creatively laid out as a with corner seating which maximises the space on offer.

LEASE: 140 years remaining. GROUND RENT: £100 per annum. MAINTENANCE: approx £420 per quarter.

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:

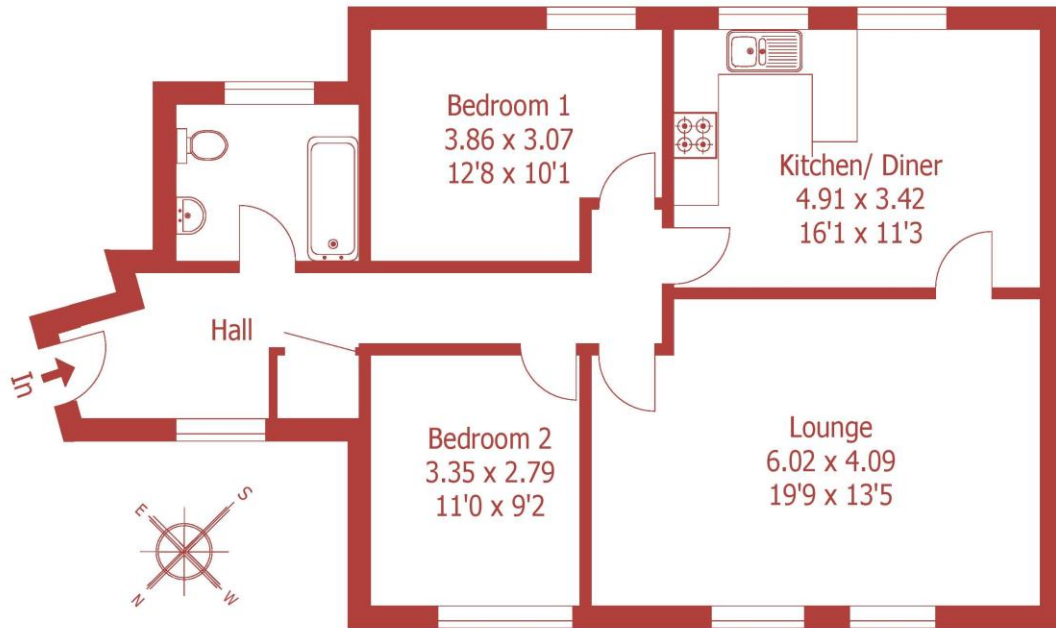
Band B

DIRECTIONS:

From Wimborne proceed along Poole Road, passing the Coach and Horses public house on the left hand side. Immediately after this turn left into New Borough, follow the road around, and Griffin Court can be found on your right hand side opposite Station Terrace.



Approximate Gross Internal Area :- 82 sq m / 885 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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