



SECOND FLOOR FLAT, 16 LEIGH ROAD, WIMBORNE, DORSET, BH21 1AF
£185,000 LEASEHOLD

A SPACIOUS DOUBLE BEDROOM, SECOND FLOOR CONVERTED APARTMENT WITHIN A GRADE II LISTED GEORGIAN BUILDING, IN A CONVENIENT TOWN CENTRE LOCATION. NO FORWARD CHAIN.

SUMMARY:

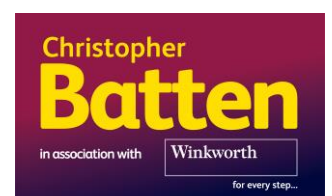
This spacious apartment has open views across the town to the front and rear elevations, and the building has a grand portico entrance and an impressive staircase leading to the first and second floors. The apartment benefits from an allocated parking space, electric night storage heating and a modern fitted kitchen.

Set within the conservation area of the town centre, the property has all local amenities within walking distance, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

AT A GLANCE

- NO FORWARD CHAIN
- Spacious double bedroom
- In a convenient town centre location
- Modern kitchen
- Allocated parking space opposite the building, in a small car park off Rodway

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DESCRIPTION:

A communal entrance door with entry phone system provides access to the communal hallway.

The front door to the property opens to a reception hall where there is access to a large loft space providing ample storage space with drop-down ladder and fitted light.

The lounge/dining room features a chimney breast with alcove either side and a wide bay with full height windows enjoying a southerly outlook. There is a modern kitchen fitted with a range of oak-faced units comprising storage cupboards, drawers and wall mounted cupboards, electric hob with cooker hood above, electric oven, fridge/freezer, washing machine, and sash window to the front overlooking Leigh Road.

The double sized bedroom has a central chimney breast with fireplace recess and alcoves either side. The bathroom has a modern white suite comprising panelled bath with shower attachment, WC, and pedestal wash hand basin.



Outside, the building fronts directly onto a wide public footpath and there is no garden. The allocated parking space is situated opposite the building, in a small car park off Rodway.

Lease: 125 years commencing 2004. Ground Rent: £200 per annum. Maintenance: Approximately £200 paid every 6 months. AGENTS' NOTE: The building is presently covered in scaffolding, as the roof is being replaced and is scheduled to be completed this summer 2024.

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.

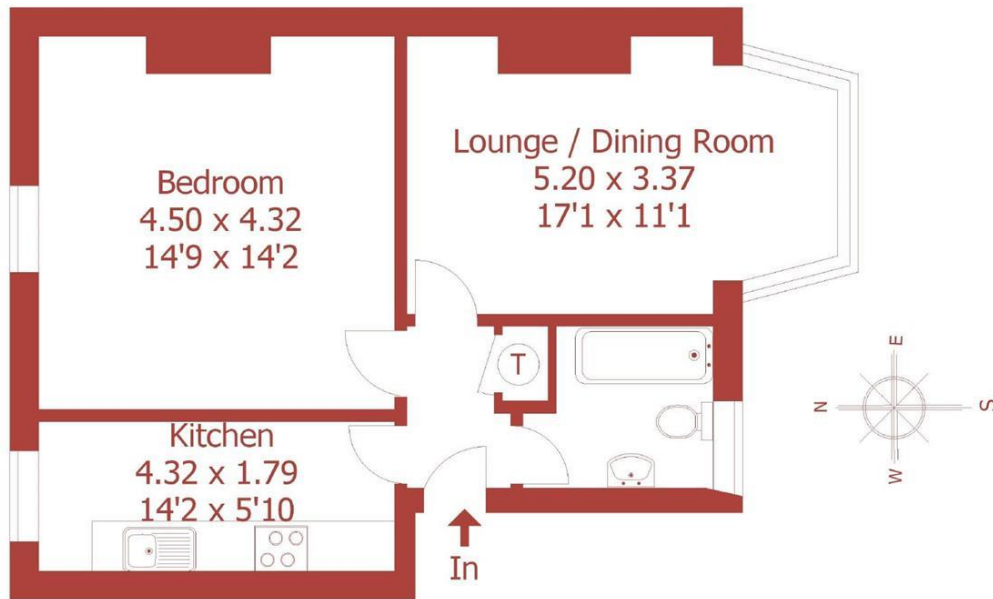
COUNCIL TAX: Band A

DIRECTIONS:

From our office on the junction of Park Lane and East Street, proceed along East Street which then becomes Leigh Road. The apartment can be found on the right hand side, directly opposite The Quarterjack Surgery and Boots Pharmacy.

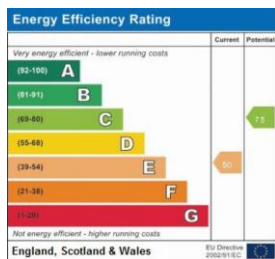


Approximate Gross Internal Area :- 52 sq m / 563 sq ft



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.



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