



**FLAT 11, MORAY COURT, REDCOTTS LANE, WIMBORNE, DORSET, BH21 1JY
OFFERS OVER: £280,000 SHARE OF FREEHOLD**

A WELL PRESENTED, 2 BEDROOM PURPOSE-BUILT FIRST FLOOR APARTMENT WHICH HAS BEEN REFURBISHED TO A VERY HIGH STANDARD. MORAY COURT IS SITUATED IN A QUIET LOCATION IN THE HEART OF WIMBORNE, TUCKED WELL AWAY FROM MAIN ROADS AND TRAFFIC NOISE, AND YET ONLY A FEW HUNDRED YARDS' LEVEL WALK OF THE SQUARE. REDCOTTS LANE IS SET OFF WEST STREET, CLOSE TO REDCOTTS RECREATIONAL GROUND, AND CONSIDERED TO BE A POPULAR ADDRESS DUE TO ITS CENTRAL LOCATION.

SUMMARY:

This recently decorated property is connected to all mains services, and benefits from UPVC double glazing and gas central heating, for which a new combination boiler was fitted in January 2018. No expense has been spared in creating a superb home with every modern convenience. The apartment enjoys a share of the Freehold, and the Lease arrangements are controlled by the owners of the flats.

AT A GLANCE

- Well presented
- Situated in a quiet location
- In the heart of Wimborne
- Spacious living room
- Superb kitchen/breakfast room



DESCRIPTION:

There is a long entrance hall and a spacious living room which features an open fireplace and a large picture window overlooking the gardens. The superb kitchen/breakfast room, fitted in November 2018, features a range of appliances and a water filter. There are 2 double bedrooms and a bathroom. Moray Court is set in particularly well maintained, communal gardens, and flat 11 has a garage in a block. The garage roofs have recently been replaced and have lighting.

Lease (share of Freehold): 999 year lease from 1985. Service Charge: £2500 for 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:

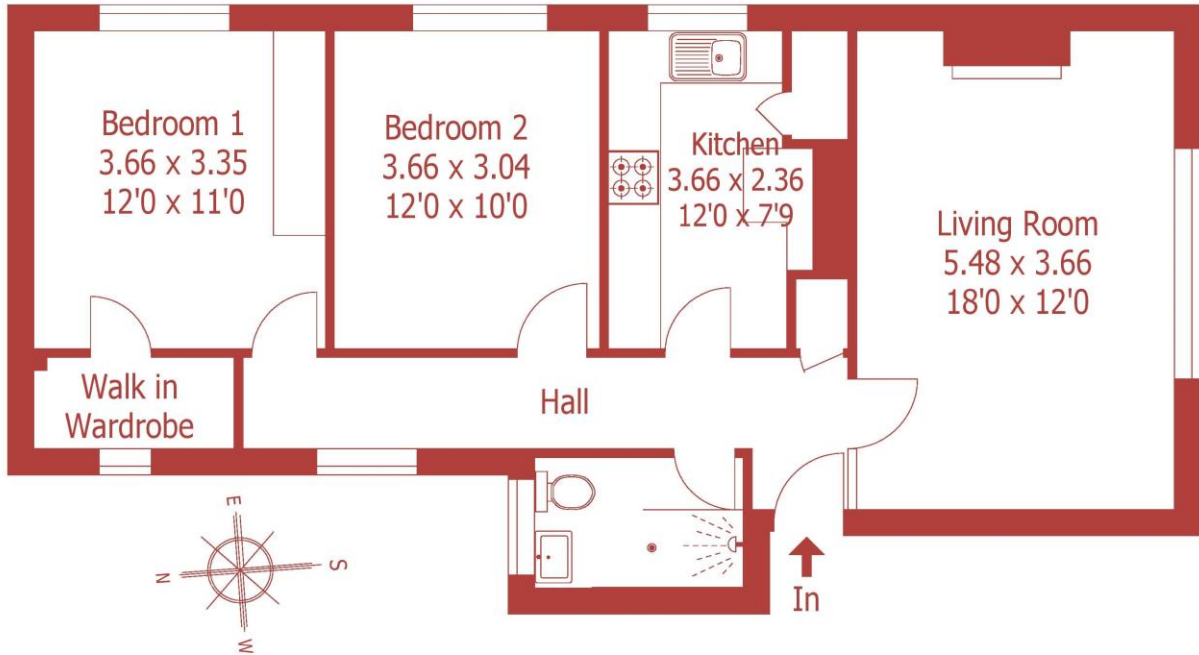
Band C

DIRECTIONS:

Proceed along East Street which then becomes King Street, passing the Model Town on the left hand side, and staying in the right hand lane. Follow the road around to the right into West Street. Immediately before the Kings Head Hotel, turn left into Redcotts Lane. Moray Court can be found at the end of the lane, on the left hand side.



Approximate Gross Internal Area :- 70 sq mt / 755 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	79
(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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