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WEST BOROUGH

WIMBORNE, BH21 1PR



TWO BEDROOM FIRST
FLOOR APARTMENT
JUST A SHORT WALK
FROM THE SQUARE

GUIDE PRICE £190,000

- **FIRST FLOOR APARTMENT**
- **TWO BEDROOMS**
- **OPEN PLAN LIVING SPACE**
- **BATHROOM**

A rare opportunity to acquire a town centre two bedroom first floor apartment. Set within a period building with large sash windows flooding rooms with natural light and just a few steps from Wimborne Square. Stylishly finished, this immaculate property also offers a well proportioned living room/kitchen and modern bathroom. An ideal first home, bachelor pad or investment buy.

The main entrance door to a total of three apartments within the building, is located at the side of the property and stairs rise to the first floor and door leading to the first floor apartment. Opening to an entrance hall with doors leading to all rooms.

The sitting room/diner/kitchen is a well proportioned room with large sash window overlooking the road below. The kitchen is

- **STYLISHLY PRESENTED**
- **TOWN CENTRE LOCATION**
- **CHARACTER BUILDING**
- **NO FORWARD CHAIN**

fitted with a generous range of light, contemporary style base and wall units with worktop over. Built under stainless steel oven with inset, four burner gas hob and chimney extractor above. Integrated fridge/freezer. Inset single drainer sink with mixer tap. Space for free standing, under counter white goods. Wood effect flooring in vicinity of base units and carpet to remainder of floor space.

Both bedrooms are carpeted and each has a large sash window overlooking the road. The bathroom is stylishly fitted with a white, three piece suite including bath, pedestal wash hand basin and low level WC. Wood effect flooring. Part tiled walls.

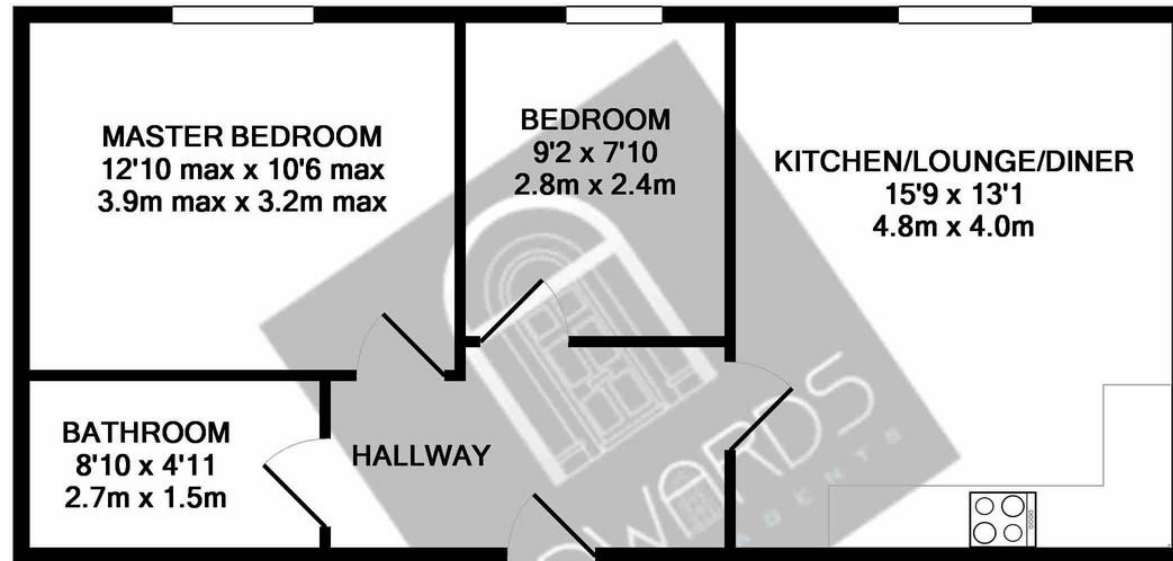
EPC: D

Council Tax Band: tba

Services: Mains Electric, Gas and Mains Drainage



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TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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