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GRIFFIN COURT

STATION ROAD, WIMBORNE BH21 1RQ



OFFERS IN EXCESS OF £175,000

- PURPOSE BUILT GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING
- MODERN KITCHEN AND BATHROOM
- GARAGE IN BLOCK
- LEVEL WALK TO TOWN CENTRE

This purpose built, one double bedroom ground floor apartment is very well presented throughout and offers well proportioned accommodation including open plan living with ample floorspace for dining table and chairs and lounge seating. The kitchen is fitted with a range of light fronted base and wall units with built-in oven an inset hob, as well as space for under counter white goods and a tall fridge/freezer.

The double bedroom is a good size and the modern bathroom is fitted with a classic white

suite with separate shower above the bath. Part tiled floors. Laminate wood effect flooring.

The property also benefits from a garage in a block.

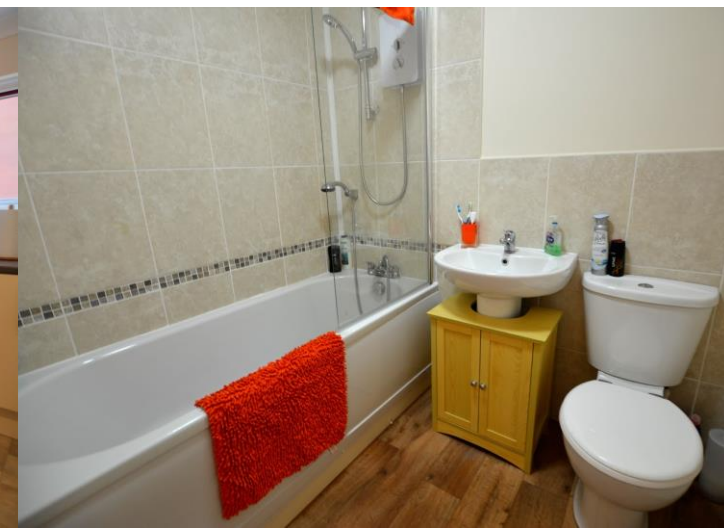
The property is within level walking distance of the town centre and riverside walks nearby.

EPC: C

Council Tax Band: B

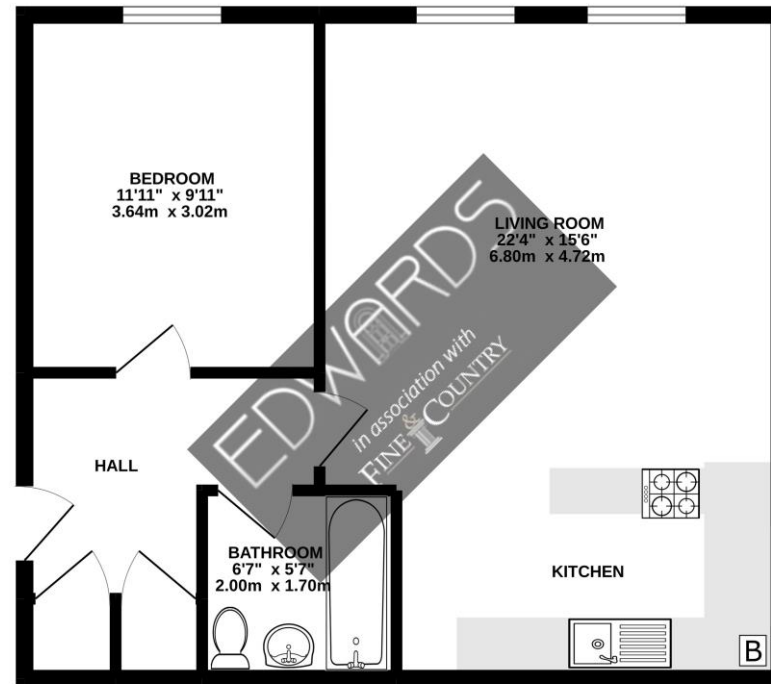
Lease: 148 years remaining

Service Charge: £1200 p.a.



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GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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