



EDWARDS
ESTATE AGENTS

LEIGH ROAD

WIMBORNE, BH21 1AF



GUIDE PRICE £215,000

This TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT is WITHIN LEVEL WALKING DISTANCE of Wimborne Town Centre. Presented in very good order throughout with a good size LOUNGE/DINER, MODERN FITTED KITCHEN and BATHROOM, there is also an ALLOCATED PARKING SPACE. IDEAL FIRST HOME or INVESTMENT. NO FORWARD CHAIN

Located within a level walk of Wimborne town centre with its array of local amenities, retail outlets, cafes, restaurants and places of interest, this well presented apartment is offered to the market with no forward chain.

An ideal first home or investment property, accommodation includes two double bedrooms and a modern fitted kitchen with a generous selection of base and wall units as well as a free standing oven and hob, along with space and plumbing for free standing white goods. The fully tiled bathroom has a bath with shower over, WC and wash hand basin. The well proportioned lounge/dining room has floorspace for lounge and dining furniture. Practically styled throughout, the property has a light and airy ambience.

Further benefits include double glazing and gas central heating and there is allocated parking for one vehicle.

Additional Information

Energy Performance Rating: C

Council Tax Band: B

Tenure: Share of Freehold – Lease 999 years from 25.12.1978

Ground Rent: Peppercorn

Service Charge: Approx £540 p.a.

Lease Restrictions: Yes

Accessibility / Adaptations: Lateral living

Flood Risk: but refer to gov.uk, check long term flood risk

Flooded in the last 5 years:

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park with 1 allocated parking space – parking restrictions apply

Utilities: Mains electricity, mains gas, mains water

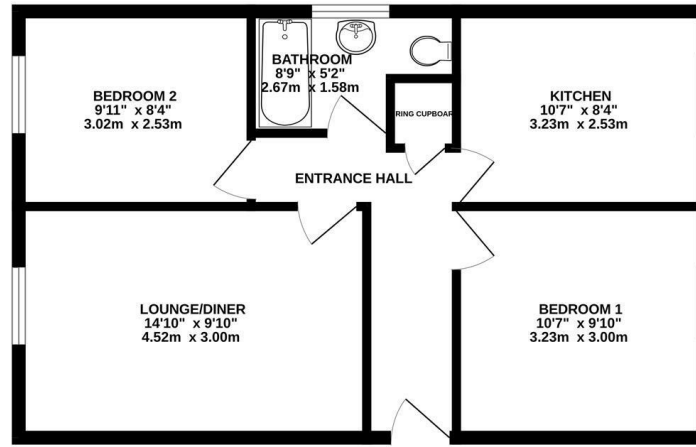
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 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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Ferndown Office

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