





21 VICTORIA PLACE, WIMBORNE, DORSET, BH21 1YE

£220,000 LEASEHOLD

Victoria Place is a managed development of bungalows, apartments and maisonettes set around landscaped communal gardens, within easy reach of the town centre. Number 21 is on the ground floor and has its own covered entrance porch.

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DESCRIPTION: From the entrance hall, which has a storage cupboard, doors lead to the living room, both bedrooms and the shower room. The living room is at the rear of the flat and has an electric fire with a marble-effect surround. A glazed door opens from it into the conservatory, which has a second door out to the communal garden. The kitchen opens off the living room. It has maple-effect units, an eye-level Bosch oven, an electric hob and space for the usual appliances.
Both bedrooms face the front. Bedroom one is a double with mirrored built-in wardrobes, and bedroom two is currently used as a dining room and study. The shower room has a walk-in shower with a fold-down seat, a vanity wash basin, a WC and a heated towel rail. The flat has double glazing and replacement electric heating that was installed in Oct 2025.

THE OUTSIDE

At the front, a paved path crosses the lawned frontage to the covered entrance porch. The development is set within well-kept communal grounds. To the rear, the conservatory looks onto lawns, mature shrubs and trees. There is also a paved terrace with benches and brick-built raised beds.



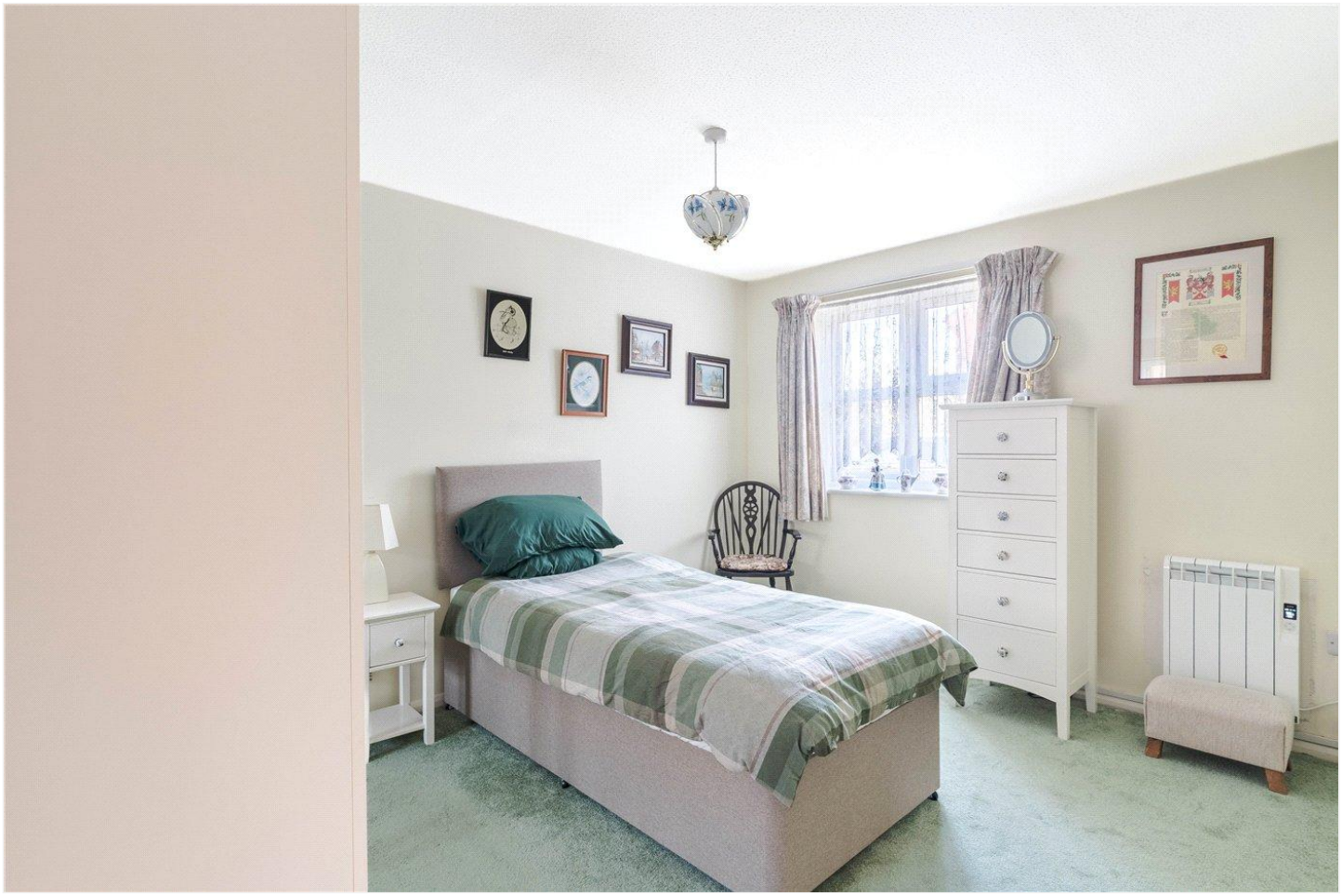












Approximate Gross Internal Area :- 62 sq m / 673 sq ft

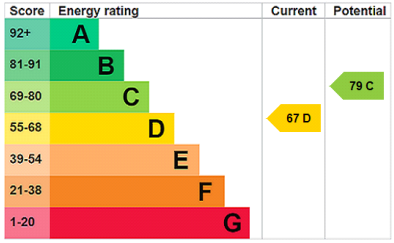


For identification purposes only, not to scale, do not scale

OTHER INFORMATION:

Leasehold - 94 year(s) remaining
Maintenance - £202.87
Ground Rent - TBC
Council Tax - B

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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