



G4, QUEENSMEAD, ALLENVIEW ROAD, WIMBORNE, DORSET, BH21 1UW
OFFERS OVER £200,000 SHARE OF FREEHOLD

A 2 BEDROOM GROUND FLOOR FLAT FOR SALE WITH NO FORWARD CHAIN, IN ONE OF WIMBORNE'S MOST POPULAR APARTMENT BUILDINGS, WITHIN A FEW HUNDRED YARDS' LEVEL WALK OF THE TOWN CENTRE.

SUMMARY:

The property features a sitting/dining room with sliding doors to its own terrace, 2 bedrooms, a kitchen, a shower room (formerly a bathroom), a separate WC, a garage, gas central heating and double glazed windows.

AT A GLANCE

- NO FORWARD CHAIN
- Within a few hundred yards' level walk of the town centre
- Sitting/dining room with sliding doors to its own terrace
- Shower room & separate WC
- Garage



DESCRIPTION:

There is a communal entrance hall with a security entryphone system. The front door to G4 leads to a long entrance hall with a coat hanging area and a walk-in shelved storage cupboard. The living/dining room has an ornamental fireplace with inset electric fire, and sliding double glazed doors to a private patio adjoining the communal gardens.

The kitchen comprises units, work surfaces, stainless steel sink, gas boiler, extractor fan and integrated fridge and washing machine.

Bedroom 1 overlooks the gardens towards the River Allen and has a built-in double wardrobe. Bedroom 2 is also a double room with a wardrobe recess. Formerly a bathroom, the shower room has a double shower cubicle, a wash basin and an airing cupboard. There is an adjacent separate cloakroom with WC, wash basin and extractor.

The garage is situated in a block within the rear courtyard which is accessed off the entrance to Allenvue car park.



Queensmead's communal grounds are largely laid to lawn, with well stocked borders.

TENURE: Share of Freehold. **MAINTENANCE:** £1700 per annum, paid in two 6-monthly instalments of £850. No ground rent. Managed by Richards SFH Management Ltd.

LOCATION:

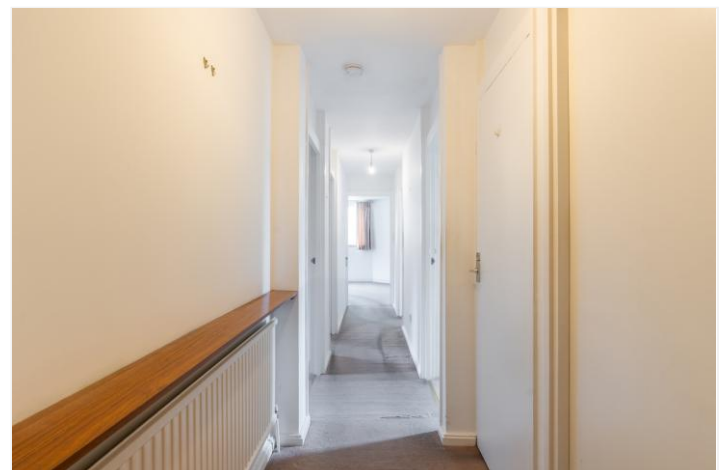
The property is set in a convenient location adjacent to the Allenview car park, enjoying very easy access to events and markets at the Allendale Centre, and to the riverside path between the town centre and Walford Mill. The picturesque market town of Wimborne Minster is centred around a charming town 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:

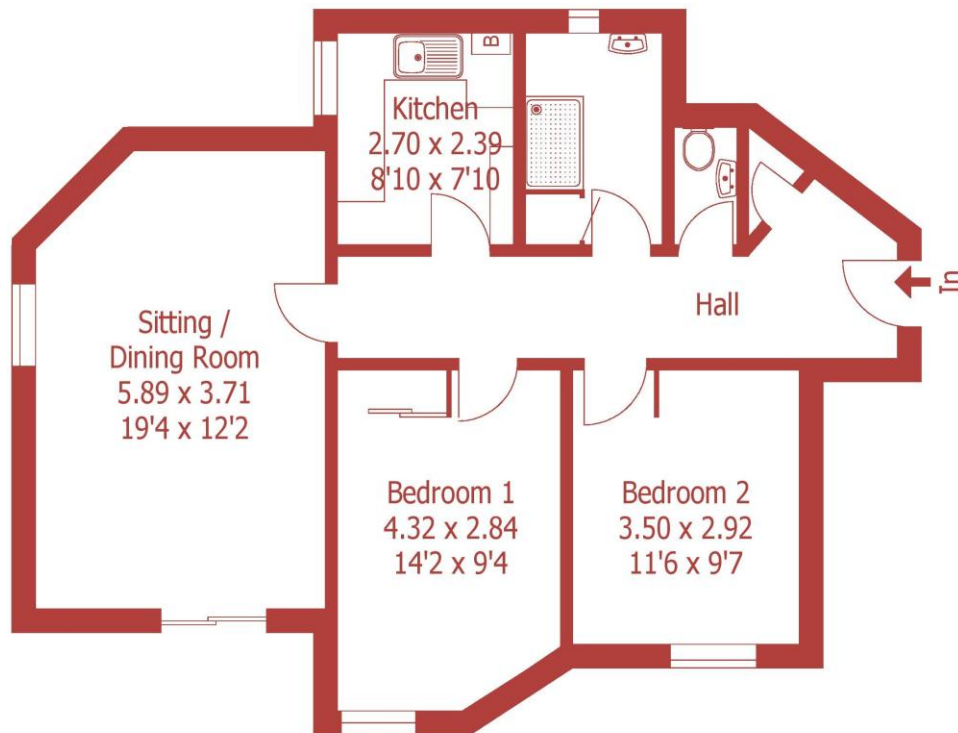
Band C

DIRECTIONS:

From the roundabout next to Wimborne Fire Station, proceed into Allenview Road. Queensmead can be found on the left hand side at the entrance to the Allenview public car park.



Approximate Gross Internal Area :- 69 sq mt / 743 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimension.



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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