



21C, NEW BOROUGH, WIMBORNE, DORSET, BH21 1RB
£170,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED 1 DOUBLE BEDROOM FIRST FLOOR CONVERTED VICTORIAN APARTMENT WITH LARGE WINDOWS GIVING LOTS OF LIGHT AND FOR SALE WITH NO FORWARD CHAIN IN A CONVENIENT LOCATION WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

SUMMARY:

This attractive Victorian building was formerly a large shop, and the apartment has undergone a programme of refurbishment in recent years including refitting of the kitchen and shower room, and features a patio door to a balcony, electric heating, double glazing, and fitted carpets.

AT A GLANCE

- Beautifully presented
- 1 double bedroom
- Level walking distance of the town centre
- NO FORWARD CHAIN
- Patio door to a balcony



DESCRIPTION:

An entrance door off Grove Road leads to a communal hallway and staircase to the first floor. Flat 21c has a reception hall with recessed and lit display shelving and a built-in coat/storage cupboard (with mirrored sliding doors.) The contemporary style open plan living room/kitchen has a dual aspect, with a double glazed patio door to a front balcony. The kitchen has a range of Shaker style units, solid beech worktops, integrated Electra hob, stainless steel extractor, Electra oven, space and plumbing for washing machine, and space for fridge. The double bedroom has an airing cupboard (housing a pressurised hot water cylinder) and a window looking onto Grove Road. The shower room has a corner shower cubicle (with Triton shower fitment), 2 electric shaver points, electric towel rail, WC, wash basin and recessed shelf. There is on street parking in the vicinity.

Lease: 100 years remaining (TBC). Maintenance: £80 per month includes water, maintenance costs and insurance. There is a 20% share in the building Freehold.



LOCATION:

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.

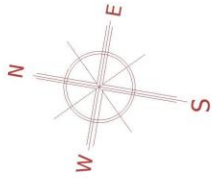
COUNCIL TAX:

Band A

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road. Just past the Coach & Horses pub, turn left into New Borough. The apartments can be found on the left hand side, at the junction with Grove Road.





21c New Borough Wimborne

Approximate Gross Internal Area :- 36 sq m / 395 sq ft



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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