



**FLAT 2 ST CATHERINES COURT, 36-38 LEIGH ROAD, WIMBORNE, DORSET, BH21 1AF**  
**£230,000 SHARE OF FREEHOLD**

## **A MODERN PURPOSE BUILT GROUND FLOOR, 2 DOUBLE BEDROOM FLAT SITUATED IN A CONVENIENT TOWN CENTRE LOCATION WITH RESIDENTS' PARKING, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.**

### **SUMMARY:**

St Catherine's Court is a small block of 4 purpose built flats, which have rear vehicular access off St Catherine's, providing residents' parking. The flat benefits from gas central heating and UPVC double glazing.

A covered entrance way with a glazed door leads to a communal entrance hall, with a front door to Flat 2 on the ground floor. There is a reception hall with a fitted wall unit, and an airing cupboard containing a Worcester gas boiler.

### **AT A GLANCE**

- NO FORWARD CHAIN
- 2 double bedrooms
- Residents' parking
- Convenient town centre location
- Gas central heating





## DESCRIPTION:

The south facing living room overlooks the rear car park. A modern fitted kitchen comprises a range of units, ample worktops, appliance space for an upright fridge/freezer, space for washing machine, and slot-in electric cooker with cooker hood above. There are 2 double sized bedrooms, and the fully tiled bathroom comprises a panelled bath (with shower attachment and glazed shower screen), pedestal wash hand basin, and WC.

TENURE: Share of Freehold. LEASE: 999 years from 25.12.78. MAINTENANCE: £45 (currently under review) per calendar month including Buildings Insurance.

## 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.

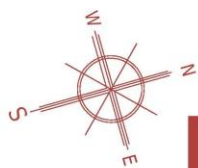
### **COUNCIL TAX:**

Band B

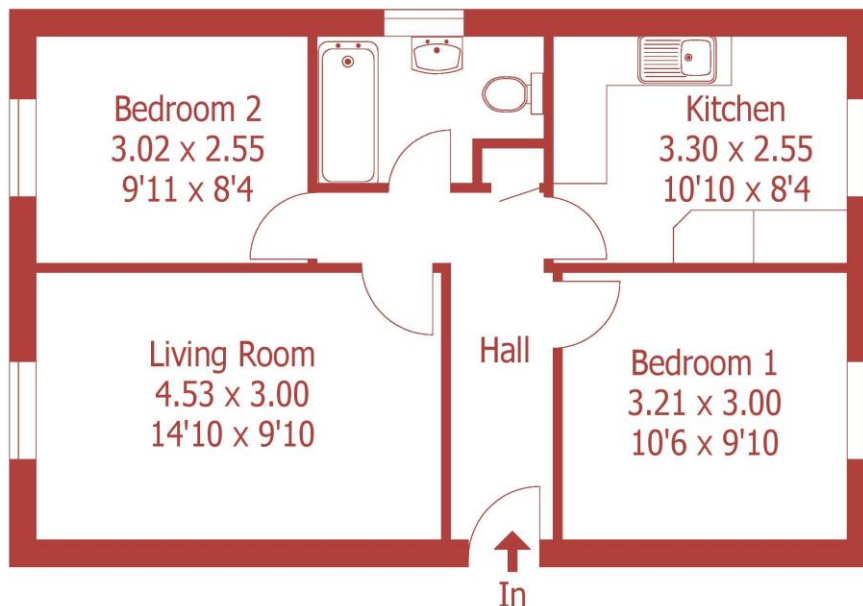
### **DIRECTIONS:**

From our offices in the town centre, proceed down East Street, on reaching the roundabout with the Quarterjack Doctors' Surgery on the left hand side, proceed straight ahead into Leigh Road and St Catherines Court is immediately on the right hand side, on the corner of St Catherines.





Approximate Gross Internal Area :- 51 sq m / 553 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95+)		
B (81-91)		
C (69-80)		
D (55-68)	69	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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