



FLAT 11 HELIC HOUSE, ALLENVIEW ROAD, WIMBORNE, DORSET, BH21 1UP  
£239,950 SHARE OF FREEHOLD

**A WELL PRESENTED, LIGHT AND BRIGHT 2 DOUBLE BEDROOM FIRST FLOOR FLAT IN A POPULAR PURPOSE BUILT BLOCK IN A CONVENIENT LOCATION JUST MOMENTS FROM DELIGHTFUL RIVER WALKS ALONG THE RIVER ALLEN, AND A SHORT, LEVEL WALK FROM WIMBORNE TOWN CENTRE.**

**SUMMARY:**

Flat 11 is presented in good decorative order, and benefits from a modern fitted kitchen (with appliances), modern bathroom, UPVC double glazing, gas central heating, and residents' parking to the rear of the building.



**AT A GLANCE**

- 2 double bedrooms
- Short, level walk from Wimborne town centre
- Good decorative order
- Modern kitchen and bathroom
- Nicely proportioned living room





## DESCRIPTION:

From the communal entrance hall, stairs lead to the first floor. The front door to Flat 11 opens into a L-shaped reception hall with a wall mounted meter cupboard. A ladder provides access to a large loft space, mostly boarded for storage, with a fitted light.

A nicely proportioned living room features a westerly facing window overlooking the river to the rear. The modern fitted kitchen comprises an excellent range of units, Bosch washing machine, ceramic hob with cooker hood above, electric oven, Bosch fridge/freezer, cupboard containing a Glow-worm gas fired combination boiler, and a window to the rear.

Bedroom 1 has large built-in wardrobes and a separate airing cupboard, also unusually spacious, with shelves and space for ironing board, vacuum cleaner etc. As well as a second bedroom, there is a modern fitted bathroom comprising a panelled bath (with an electric wall mounted Mira shower fitment), WC and pedestal wash hand basin.

Outside, there is residents' parking and communal landscaped gardens.





**TENURE:** Share of Freehold.

**LEASE:** 999 years from 25<sup>th</sup> March 1967. **SERVICE CHARGE:** Approx £1,000 paid half yearly (approx £2,000 per annum). **Managing Agents:** Minster Property Ltd.

**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.

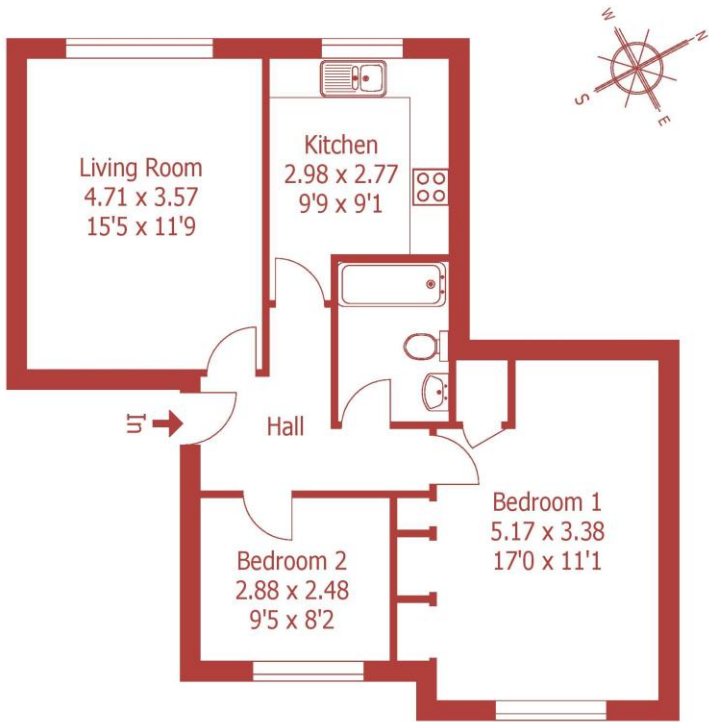
**COUNCIL TAX:** Band B

**DIRECTIONS:**

From Wimborne Square, proceed along West Borough in the right hand lane. At the traffic lights, turn right into Hanham Road. At the first roundabout, proceed straight ahead. At the next roundabout, turn left into Allenview Road, and Helic House can be found on the left hand side, just before the turning into Elizabeth Road.



Approximate Gross Internal Area :- 64 sq mt / 684 sq ft



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

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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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