



12 LEIGH ROAD, WIMBORNE, DORSET, BH21 1AF
£164,950 SHARE OF FREEHOLD

A WELL PRESENTED, 1 BEDROOM FIRST FLOOR CHARACTER APARTMENT IN A CONVERTED GRADE II LISTED GEORGIAN BUILDING IN A CONVENIENT TOWN CENTRE LOCATION.

SUMMARY:

The building has an impressive portico entrance which leads to a communal reception hall with ornate quarry tiled floor. A grand Georgian staircase leads to the first floor and the front door of the flat.

There is a reception hall and a modern fitted bathroom (with teardrop style corner bath and wall mounted shower, WC, wash basin, and airing cupboard.)

AT A GLANCE

- Convenient town centre location
- Character building close to amenities
- Living room/kitchen
- Spacious bedroom with study area
- Bathroom



DESCRIPTION:

The open plan kitchen/living room has a large sash window to the front, a sink, space and plumbing for washing machine, ceramic hob, electric oven, and breakfast bar with space for fridge beneath. Glazed double doors lead to a large double bedroom with 3 fitted wardrobes and a large square bay with 3 sash windows enjoying an open southerly aspect.

The building fronts directly onto a wide pavement directly opposite the Quarterjack Health Practice and pharmacy. The flat has no garden or parking, but the building is adjacent to a public car park for which a residents' permit can be obtained from Dorset Council.

LEASE: 125 years from 2011. Share of Freehold.
Maintenance: £1200 per annum.
Buildings Insurance: £400 per annum.

The owners of 4 of the 5 flats in the building have purchased the Freehold and therefore pay no ground rent. The owner of the remaining flat pays the Freeholders ground rent.



LOCATION:

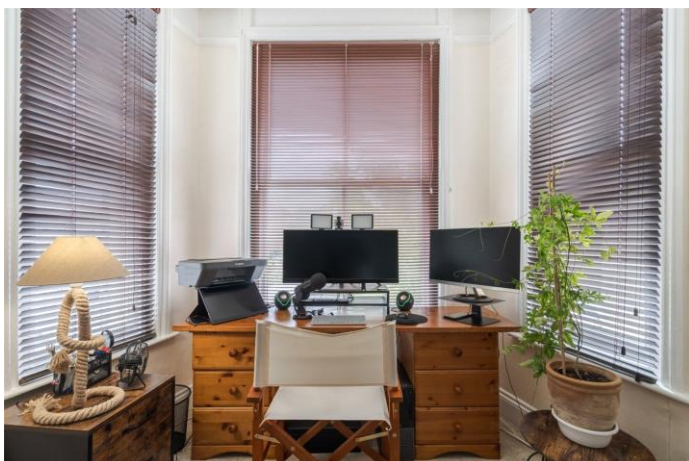
12 Leigh Road is located in a central position, opposite the Quarterjack health practice and pharmacy, close to the Waitrose store, and within easy reach of Wimborne's extensive range of shops, pubs, restaurants and other amenities.

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

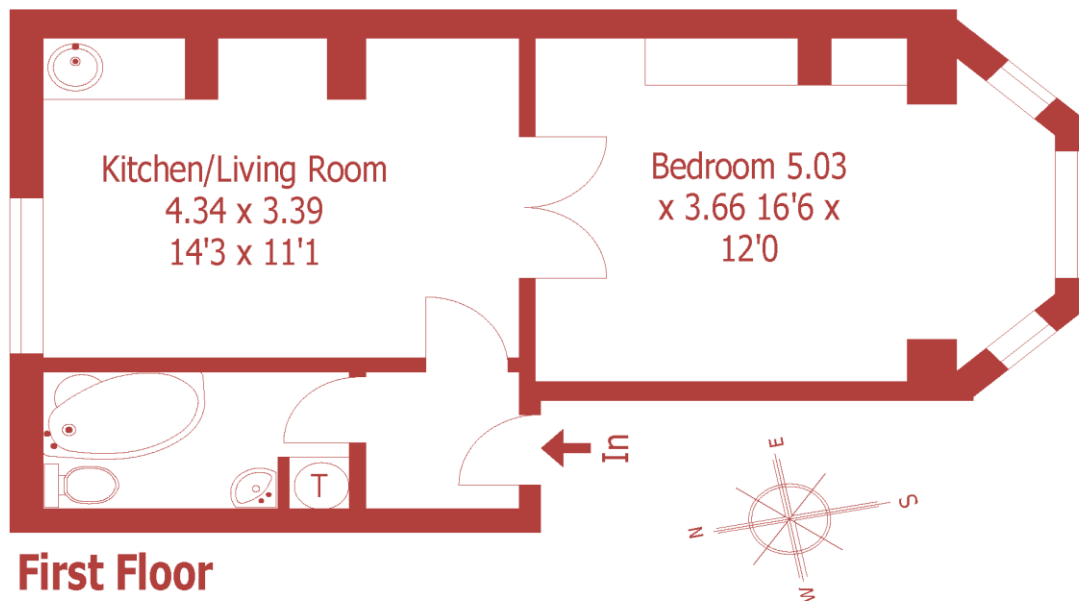
DIRECTIONS:

On foot from our offices at the junction of Park Lane and East Street, proceed down East Street, which becomes Leigh Road. The apartment can be found on the right hand side, directly opposite the Quarterjack doctors' surgery and next to the Leigh Road public car park.



12 Leigh Road, Wimborne

Approximate Gross Internal Area :- 38 sq m / 414 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		76 C
55-68	D		
39-54	E	60 E	
21-38	F		
1-20	G		

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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