



FLAT 5, MOORHILLS, GRENVILLE ROAD, WIMBORNE, DORSET, BH21 2BQ
£225,000 LEASEHOLD

A WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT WITH A GARAGE AND AN ALLOCATED PARKING SPACE, FOR SALE WITH NO FORWARD CHAIN, IN A PURPOSE-BUILT COMPLEX LESS THAN A MILE FROM WIMBORNE SQUARE.

SUMMARY:

The property is set in a block of 9 flats standing in communal gardens in a convenient location for local amenities. It has been refurbished, and offers modern kitchen and bathroom fittings, fitted carpets, UPVC double glazing and electric heating.

AT A GLANCE

- Well presented first floor flat
- NO FORWARD CHAIN
- Modern kitchen and bathroom
- Garage and allocated parking space
- Level walk to town centre



DESCRIPTION:

There is a communal entrance with an intercom system, and stairs to the first floor.

Flat 5 has a spacious hallway with a double airing cupboard housing a Megaflo water tank.

There is a dual aspect living room and a modern fitted kitchen with units, worktops, slot-in Kenwood electric cooker, space and plumbing for washing machine, and space for upright fridge-freezer.

Bedroom 1 has built-in mirror-fronted wardrobes, and bedroom 2 has a dual aspect. The bathroom comprises WC, wash basin and bath (with wall mounted Mira electric shower and glazed screen.)

There is an allocated parking space and a garage in a nearby block. The communal gardens comprise large lawns and flower and shrub borders.

LEASE: 108 years remaining.

GROUND RENT: £50 paid twice yearly.

MAINTENANCE: £748.35 paid twice yearly.



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

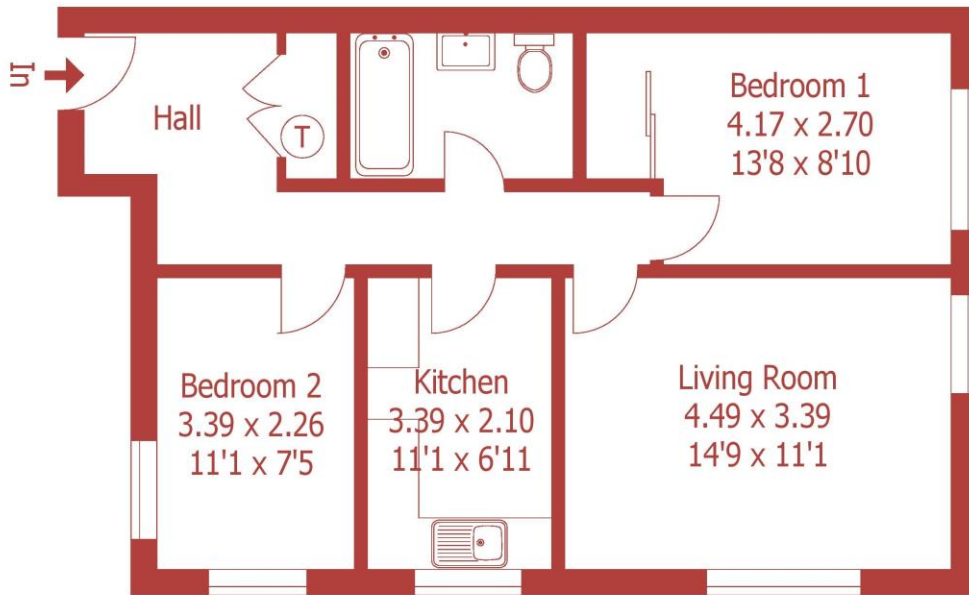
DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Turn right into Grenville Road, and the flats can be found on the right hand side.





Approximate Gross Internal Area :- 58 sq m / 629 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			
(95+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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