



2 ST JOHNS CLOSE, WIMBORNE, DORSET, BH21 1LY  
£200,000 LEASEHOLD

## A 2 BEDROOM FIRST FLOOR FLAT IN A PURPOSE BUILT DEVELOPMENT CONVENIENTLY LOCATED AT THE EDGE OF WIMBORNE TOWN CENTRE, ENJOYING EASY ACCESS TO SHOPS AND OTHER AMENITIES.

### SUMMARY:

For sale with NO FORWARD CHAIN, the flat offers potential for a complete refurbishment and, subject to the Freeholder's permission, changes to the layout to better utilise the generous space available.

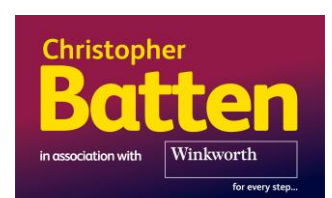
The new owner will be granted an extended lease (999 years from the date of the original lease) and peppercorn ground rent.

The hallway features ample storage cupboards and leads to a lounge with a square bay window overlooking the communal front area. Adjacent to the lounge is a kitchen/breakfast room with windows to the side, base and wall units, wall mounted boiler, extractor fan, small breakfast bar, and space for oven, fridge, freezer and washing machine.

### AT A GLANCE

- Purpose built first floor flat
- 2 double bedrooms with fitted wardrobes
- Living room & kitchen/breakfast room
- Allocated parking
- Level walk to Wimborne town centre

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### DESCRIPTION:

There are 2 double bedrooms, both with fitted wardrobes, and a bathroom that includes a bath with a handheld showerhead, a WC, and a wash basin.

Outside, there is an allocated parking space, along with additional visitor parking bays and a communal garden which is mostly laid to lawn.

### 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

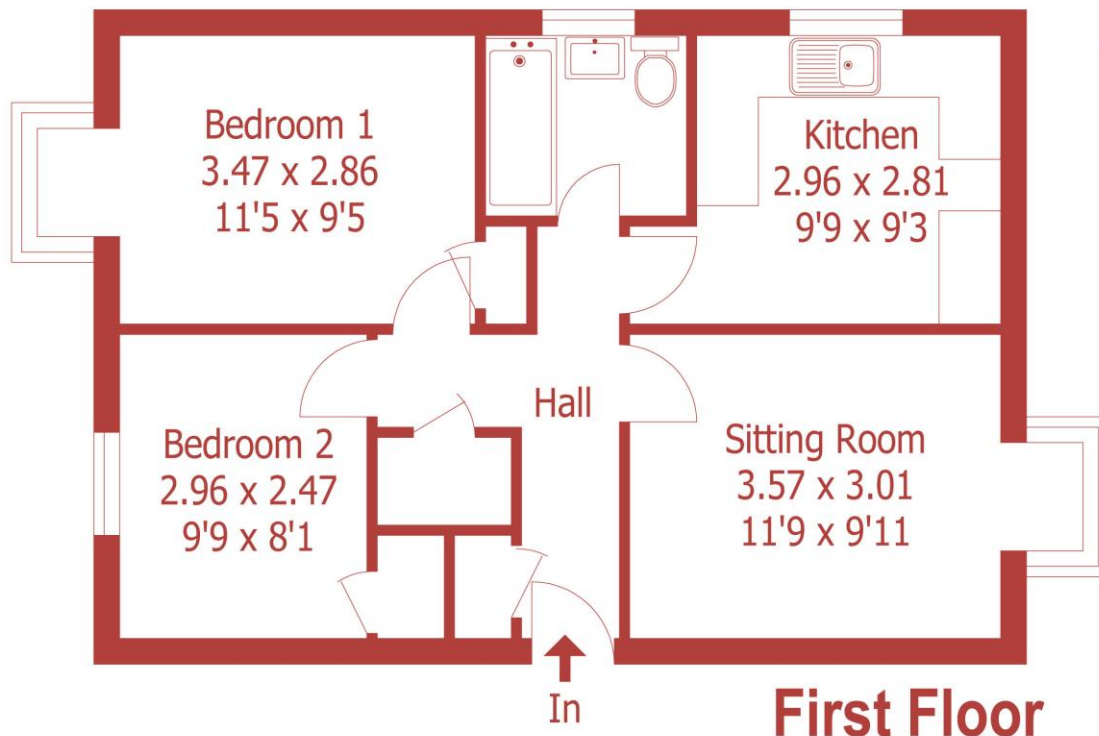
### **DIRECTIONS:**

From the roundabout near the Quarterjack Health Practice, proceed along Leigh Road towards Ferndown. Just before the traffic lights at the crossroads, St Johns Close can be found on the right hand side.



# 2 St Johns Close, Wimborne

Approximate Gross Internal Area :- 53 sq mt / 573 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	74 C	74 C
55-68	D		
39-54	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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