



**34B, COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XT**  
**£190,000 LEASEHOLD**

**A 1 BEDROOM PURPOSE-BUILT FIRST FLOOR FLAT SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC, ADJACENT TO PUBLIC OPEN SPACE, ABOUT 2 MILES SOUTH OF WIMBORNE TOWN CENTRE, WITH ITS OWN PRIVATE ENTRANCE, GAS CENTRAL HEATING AND A DESIGNATED PARKING SPACE. WE HAVE BEEN INFORMED THAT THE LOFT IS INCLUDED IN THE LEASE AND HAS POTENTIAL FOR EXTENSION OR CONVERSION, SUBJECT TO THE NECESSARY PLANNING CONSENTS.**

### **SUMMARY:**

A front door leads through into an entrance hall, with a shelved recess and a cupboard, and stairs lead to the first floor landing where there is access to loft space.

### **AT A GLANCE**

- Adjacent to a public open space
- Its own private entrance
- Spacious lounge/dining room & bedroom
- Designated parking space
- About 2 miles from Wimborne town centre





### DESCRIPTION:

The spacious, dual aspect lounge/dining room enjoys an open outlook over the public open space, with a useful storage cupboard. The dining area opens into the galley kitchen comprising a range of units, electric hob and extractor above, built-in oven, and space for washing machine and fridge/freezer. There is a spacious double bedroom overlooking the rear aspect, and a shower room with a large walk-in shower, vanity wash basin, WC, and heated towel rail.

Outside, there is a designated parking space.

LEASE: 999 years from 25th December 1975.

GROUND RENT: Peppercorn rent.

MAINTENANCE: There are no set maintenance charges. Each flat is responsible for its own maintenance. Any work to the communal areas is by mutual agreement.





## LOCATION:

Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

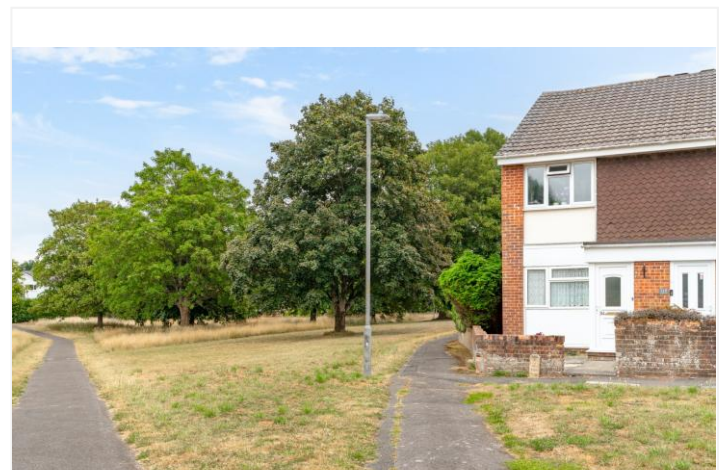
Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

## COUNCIL TAX:

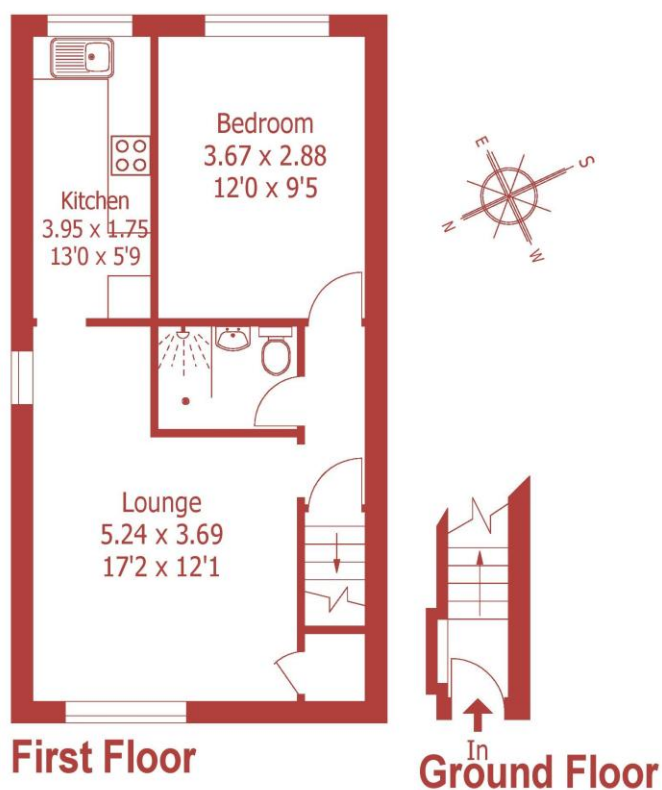
Band B

## DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane, and turn right into Oakley Straight. Turn left into Sopwith Crescent and continue along for about half a mile. Cockerell Close can be found on the right handside.



Approximate Gross Internal Area :- 43 sq mt / 455 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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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