



FLAT 12, HELIC HOUSE, ALLENVIEW ROAD, WIMBORNE, DORSET, BH21 1UP
£200,000 SHARE OF FREEHOLD

A LIGHT, BRIGHT 2 BEDROOM FIRST FLOOR FLAT IN A POPULAR PURPOSE BUILT BLOCK IN A CONVENIENT LOCATION JUST MOMENTS FROM THE RIVER ALLEN AND A SHORT WALK FROM WIMBORNE TOWN CENTRE.

SUMMARY:

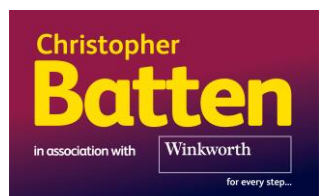
Flat 12 has recently been re-decorated, and benefits from double glazing, gas central heating, and residents' parking,



AT A GLANCE

- Recently re-decorated, light and bright first floor flat
- Short walk from Wimborne town centre
- Gas central heating
- Double glazing
- Residents' parking

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DESCRIPTION:

A light, bright 2 bedroom first floor flat in a popular purpose built block in a convenient location just moments from the River Allen and a short walk from Wimborne town centre.

From the communal entrance hall, the front door to Flat 12 opens into a hallway with a wall mounted meter cupboard and a loft hatch.

A frosted glazed door leads into the living room which features a westerly facing window to the rear. A further frosted glazed door gives access to the kitchen which is fitted with modern white units (with chrome handles), a 1.5 bowl stainless steel sink, a built-in Beko oven, a gas hob, a stainless steel extractor and a Worcester gas central heating boiler. There is space for a further appliance, and a window to the rear.

The bedrooms, to the front, are light and bright, with east facing windows, and there is a bathroom with bath (with Triton shower over), wash basin, WC and shelved storage cupboard.

Outside, there is residents' parking.



TENURE: Share of Freehold. **LEASE:** 999 years from 25th March 1967. **SERVICE CHARGE:** Approx £1,029.77. **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:

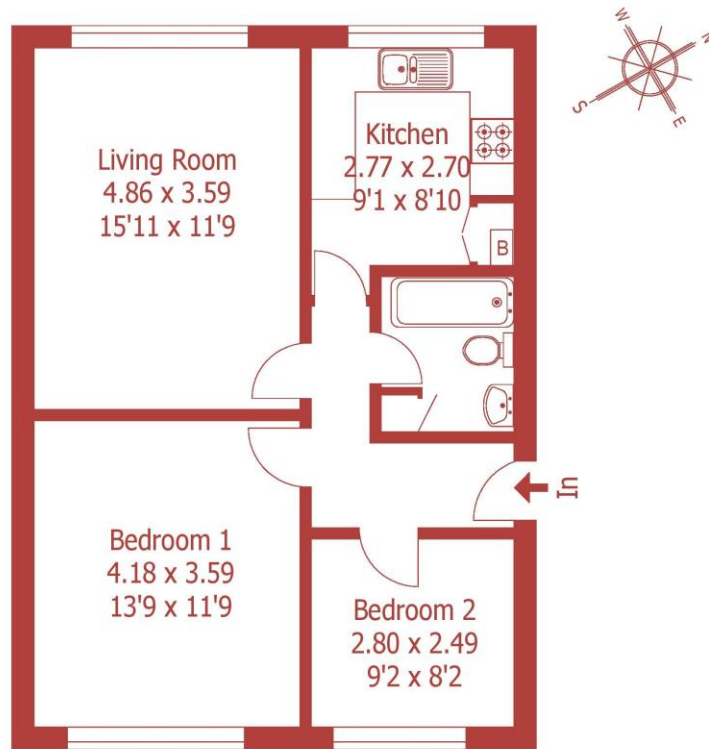
Band B

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 Allenvie Road, and Helic House can be found on the left hand side, just before the turning into Elizabeth Road.



Approximate Gross Internal Area :- 60 sq m / 647 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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