



FLAT 17 WESTFIELD, REDCOTTS LANE, WIMBORNE, DORSET, BH21 1JX  
£220,000 LEASEHOLD

## A FULLY REFURBISHED 2 BEDROOM SECOND FLOOR APARTMENT, FOR SALE WITH NO FORWARD CHAIN, IN A POPULAR CHARACTER BUILDING IN THE CENTRE OF WIMBORNE.

### SUMMARY:

Set between Redcotts Lane (at the rear of the Tivoli Theatre) and Westfield Close, and close to Redcotts Park, this attractive former mansion stands in large, landscaped communal grounds and enjoys easy access to many town centre amenities.

Within the last 12 months, Flat 17 has been refurbished, featuring a brand new kitchen and bathroom, modern electric heaters, and full redecoration and carpeting.

### AT A GLANCE

- Large living/dining room
- Contemporary kitchen and shower room
- Convenient town centre location
- Communal gardens and parking
- NO FORWARD CHAIN



## DESCRIPTION:

From the communal entrance hall, 2 flights of stairs give access to a private inner lobby leading to flats 16 and 17. The flat's entrance hall has a security entryphone, a large storage cupboard and an airing cupboard housing the pressurised hot water tank.

The large sitting/dining room boasts a high ceiling which enhances the sense of space, 2 large sash windows and a feature fireplace. An archway leads to the contemporary kitchen which comprises high quality worktops and units, stainless steel sink, fridge, freezer, washing machine, electric oven and extractor.

Bedroom 1 is a spacious double room with double and single wardrobes and an attractive sash window providing a view over the grounds.

Bedroom 2 features a double wardrobe with storage above, and a large sash window looking onto the gardens.

There is a well appointed shower room with shower, WC, wash basin and storage cupboard.



The attractive landscaped communal grounds feature large lawns, shrubs and borders, and unallocated off road parking.

**LEASE:** 965 years. **GROUND RENT:** £50 per annum. **MAINTENANCE:** We understand an annual fee of approximately £3,872 is payable, to include gardening, window and gutter cleaning, cleaning of communal hallways, water and sewerage charges, building insurance and 5-yearly decoration of exterior woodwork.

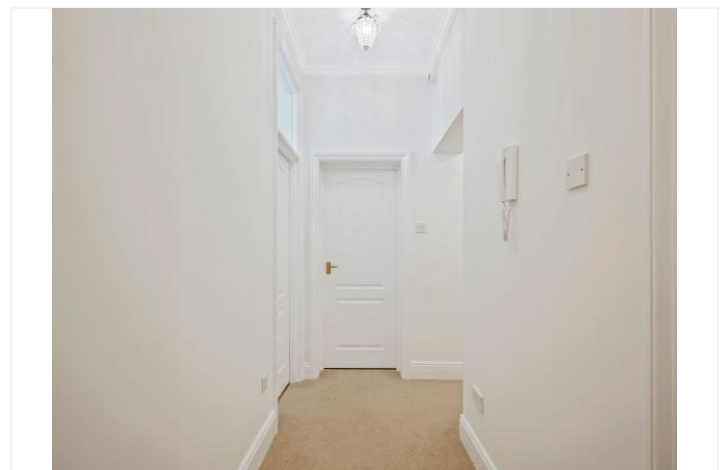
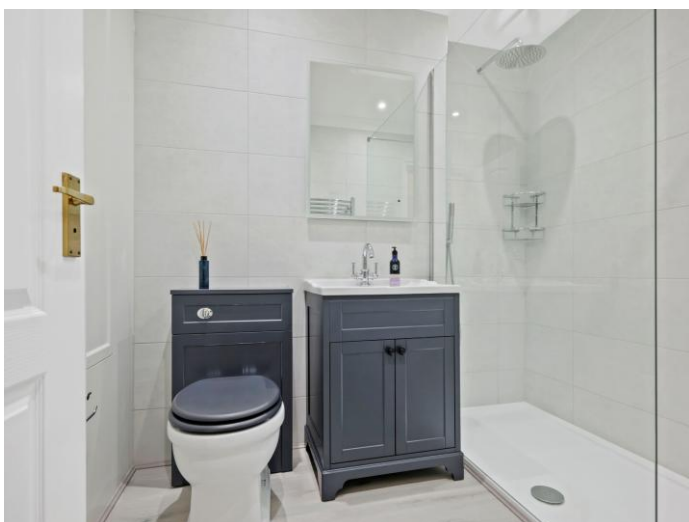
### **LOCATION:**

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.

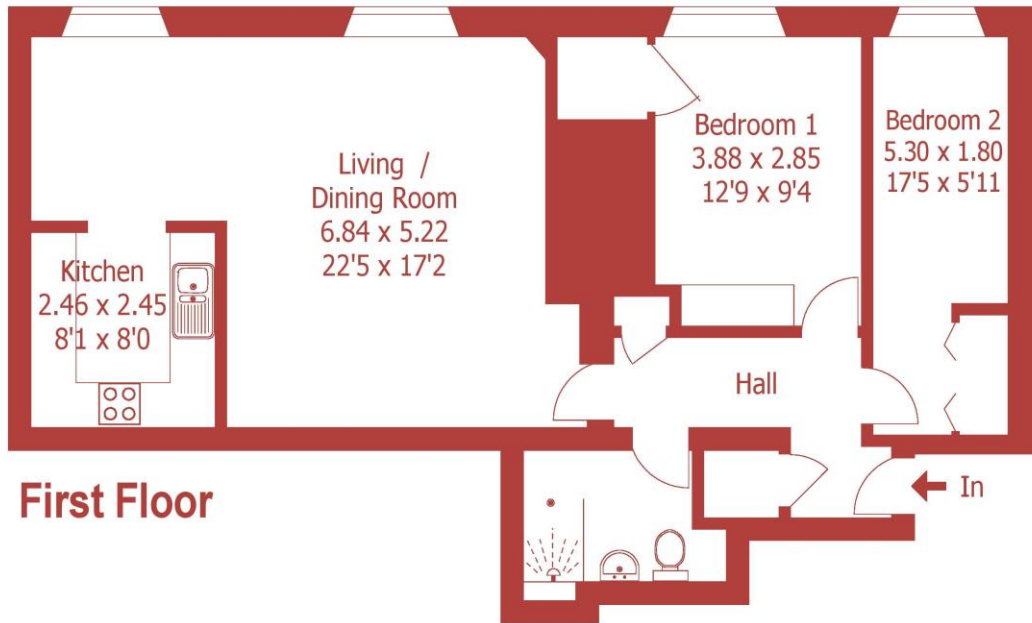
**COUNCIL TAX:** Band C

### **DIRECTIONS:**

From Wimborne town centre, proceed along King Street, passing the The Model Town on the left. At the 'Pye Corner' roundabout, take the second exit into Victoria Road. Take the second turning on the right into Westfield Close, and Westfield is visible straight ahead. There is easy pedestrian access to the town centre via Redcotts Lane.



Approximate Gross Internal Area :- 75 sq mt / 816 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		80 C
55-68	D	60 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

