



64 CONSTANCE ROAD, WIMBORNE, DORSET, BH21 2FS

45% SHARE FOR £119,250, OR 100% FOR £265,000 LEASEHOLD.

A purpose-built 2 bedroom coach house style flat with 2 designated parking spaces (one of which is beneath), and a private rear garden, adjacent to Wimborne Town Football Club on a popular modern development on the outskirts of Wimborne.

SUMMARY:

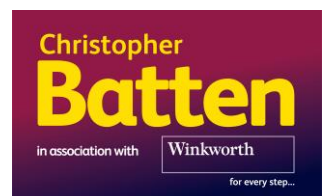
The property is currently subject to a Shared Ownership scheme with Sovereign Network Group (SNG), and therefore a 45% share in the property is available for £119,250 Leasehold. The rental payable to SNG on the remaining 55% share is £354.09 from 1st April 2026, and there is a monthly service charge of £45.83 from 1st April 2026.

Alternatively, subject to the current owner completing a 'staircasing' application, the property is available for its full market value (decided by a RICS valuation) of £265,000 Leasehold. The advertised prices are fixed and non-negotiable.

AT A GLANCE

- 45% share for £119,250, or 100% for £265,000 Leasehold
- 2 double bedrooms
- Kitchen/living/dining room
- 2 designated parking spaces (one of which is beneath)
- Private garden

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DESCRIPTION:

The flat has its own private front door and stairs leading up to a first floor landing and an open plan kitchen/living room. The kitchen area has a fitted single oven, hob and extractor, a Velux window over the sink, and space for washing machine, dishwasher and fridge freezer. The living/dining area has 2 windows and plenty of wall space for TV mounting etc. Both bedrooms are doubles, and there is a modern fitted family bathroom with bath (with shower above), wash basin and WC.

Outside, there are 2 designated parking spaces (one of which is beneath the property). A side gate leads to a private rear garden which has a lawn and a shed.

Shared ownership purchasers must meet the following criteria:

- Household income below £80,000
- Must not own any other property or land
- Must be a first time buyer, have nothing to sell, or have their own property sold subject to contract (Memorandum of Sale required as evidence)
- Must be aged 18 or over
- Must use the property as their sole or primary residence



- Must have a good credit history
- Must be able to afford the associated purchase and housing costs
- The Council's Local Connection Policy is that the buyer must have lived in Dorset for at least 2 years, or work in the area, or have other special circumstances

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:

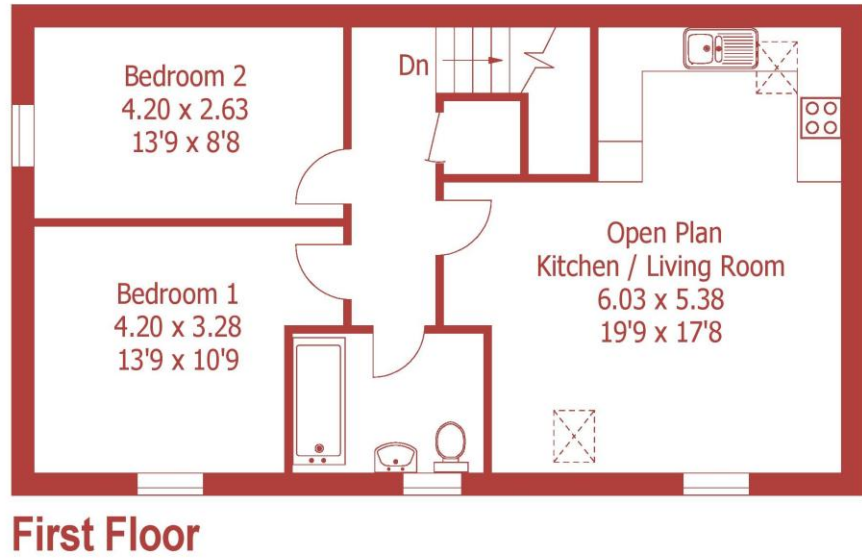
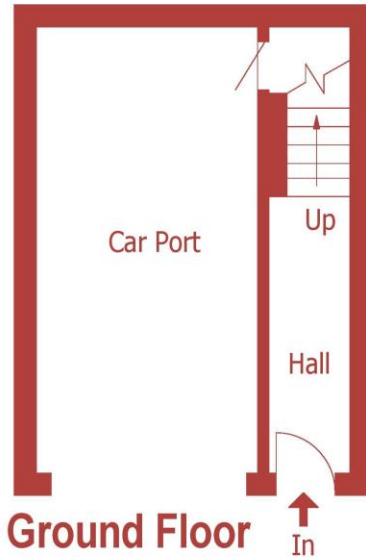
Band C

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, passing Leigh Common on the left. At the traffic lights, turn right into Lonsdale Road, and continue along until reaching a T junction. Turn right into Ainsley Road and immediately left into Constance Road, and the property can be found away from the road between 62 & 66/68 Constance Road.



Approximate Gross Internal Area :- 66 sq mt / 713 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	78 C	78 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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