



FLAT 5 COACH HOUSE MEWS, 21 NEW BOROUGH, WIMBORNE, DORSET, BH21 1RB  
£160,000 SHARE OF FREEHOLD

## A 1 bedroom second floor converted apartment offering open plan living and outstanding views over Wimborne, for sale with NO FORWARD CHAIN.

### SUMMARY:

This light and bright flat benefits from a modern fitted kitchen and shower room, gas central heating (with combination boiler), and residents' and visitors' parking in a large car park. It is situated in a convenient position, enjoying easy access to riverside walks and Wimborne town centre's many amenities.



### AT A GLANCE

- NO FORWARD CHAIN
- Open plan living
- Gas fired central heating
- Modern kitchen
- Residents' and visitors' car park



## DESCRIPTION:

A communal entrance door with a security entryphone leads through to a communal hallway, from which stairs lead to the first and second floors. The front door of the apartment opens into an open plan living room/kitchen with a sloping ceiling, exposed timbers, 2 Velux skylights and timber laminate flooring.

The kitchen also has a Velux skylight, and comprises modern units, worktops, breakfast bar, space for cooker, dishwasher and fridge, and plumbing for washing machine.

The bedroom has a Velux skylight and a shower recess (with folding door), and there is a separate cloakroom with WC and wash basin.

The building is accessed via a driveway just past 22 New Borough, which leads to a large residents' and visitors' car park.

Outside, the driveway is accessed just past 22 New Borough which extends to the rear of the building where there is a residents and visitors car park, and communal garden areas.

LEASE: 999 years from 1993. SERVICE CHARGE: £892 paid half yearly.



## 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.

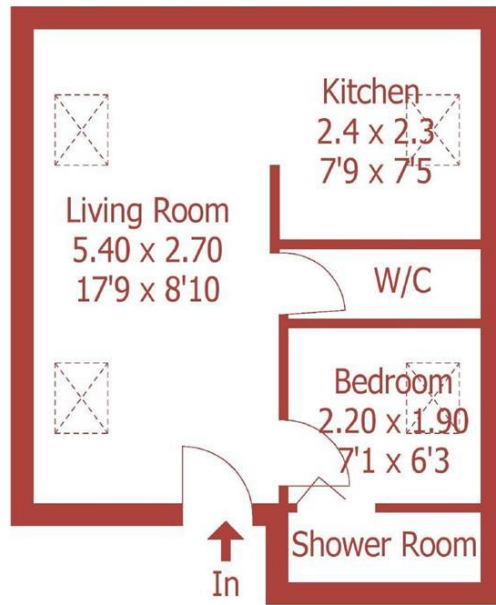
**COUNCIL TAX:** Band A

## DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road and just past The Coach & Horses Public House, turn left into New Borough. Proceed along New Borough, go past the turning to Grove Road on the left and just past Number 22 New Borough, there is a driveway which leads down to a residents and visitor car park.



Approximate Gross Internal Area :- 30 sq m / 318 sq ft



For identification purposes only, not to scale, do not scale

Drawn 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		69 C
55-68	D	61 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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