



21D NEW BOROUGH, WIMBORNE, DORSET, BH21 1RB
£187,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED 1 BEDROOM CONVERTED GROUND FLOOR APARTMENT WITH OFF ROAD PARKING, IN AN ESTABLISHED RESIDENTIAL AREA ENJOYING LEVEL ACCESS TO WIMBORNE TOWN CENTRE.

SUMMARY:

Tastefully decorated throughout, with high ceilings, the property benefits from gas central heating, UPVC double glazing, utility room, double bedroom with walk-in wardrobe, modern kitchen and shower room, and off road parking space immediately in front.



AT A GLANCE

- Double bedroom with walk-in wardrobe
- Modern shower room
- Open plan living room with modern kitchen
- Utility room
- Off road parking space



DESCRIPTION:

A wrought iron gate provides access to a covered entrance way and front door opening into the dual aspect, open plan living room/kitchen. The living area has timber flooring and a large front window with fitted shutters. There is a contemporary kitchen with gloss units, Indesit electric hob, extractor, electric oven and space for fridge. The adjacent utility room comprises freezer, Bosch washing machine and tumble dryer, and wall mounted Worcester gas central heating boiler.

The double bedroom has built-in cupboards, a dressing area and a walk-in wardrobe, and there is a recently refurbished shower room with shower, WC, vanity wash basin and towel radiator.

Outside there is an off road parking space directly in front of the flat.

LEASE: 125 years from 29.09.99

MAINTENANCE: £100 per month



LOCATION:

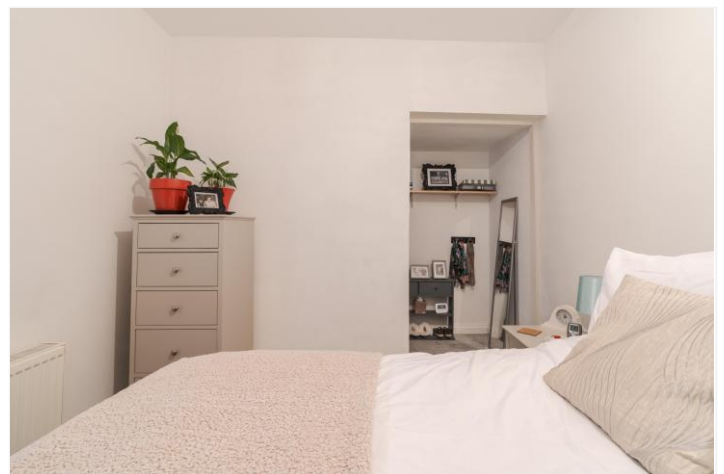
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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, passing The Coach & Horses pub on the left. Turn left into New Borough, and 21d can be found on the left hand side at the junction with Grove Road.



Approximate Gross Internal Area :- 44 sq m / 475 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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