



## Flat 17, Griffin Court Station Road, Wimborne, BH21

£200,000

- Close to Wimborne Town Centre/River Walks
- Large Open Plan Living Space
- Double glazed/ Gas Central Heating
- Very Spacious Ground Floor Apartment
- Long Lease, no Ground Rent
- Garage close by
- Well Presented Throughout
- Good Storage Space
- No Forward Chain

# Flat 17, Griffin Court Station Road, Wimborne BH21 1RQ

A super one bedroom purpose built ground floor apartment situated in a popular and convenient location, close to Wimborne Town Centre and with scenic river walks nearby. A very spacious apartment with large open plan lounge/kitchen area ideal for modern day living, well presented throughout and with the additional benefit of good storage. The property has a nearby garage and is offered with vacant possession.



Council Tax Band: B



## Property Details

### Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

### Description

Accommodation comprises ,  
Door to communal area which leads to Flat 10  
Front Door to Entrance Hall, large built in double storage cupboard plus further single storage cupboard,  
Lounge/Kitchen, Lounge, a very

spacious open plan room ideal for contemporary living, double aspect making it a bright and airy room

Kitchen Area, Range of work surfaces and matching breakfast bar area, eye and low level storage cupboards, inset electric oven, space for further appliances, part tiled  
Bedroom, a good sized double with with windows to front aspect.

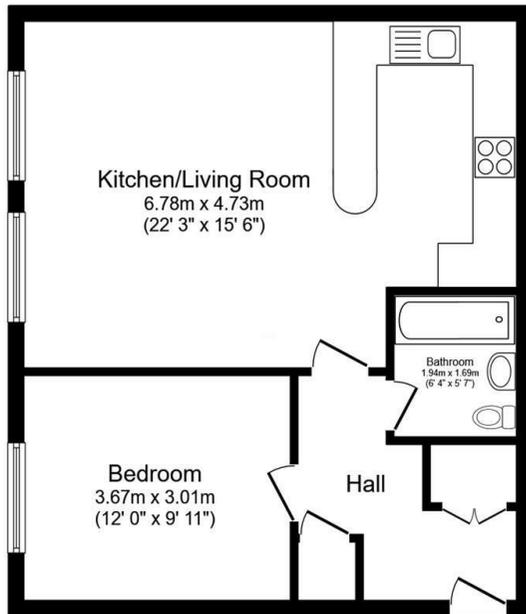
Bathroom, white suit, paneled bath with shower mixer taps. low level w.c. wash hand basin, tiled

Outside, Communal grounds are mainly laid to lawn with various mature shrubs and hedges,  
Garage is close by in block, just a few yards from the entrance

### Tenure

Leasehold 145 years unexpired  
Ground Rent - Peppercorn  
Maintenance - £1,680

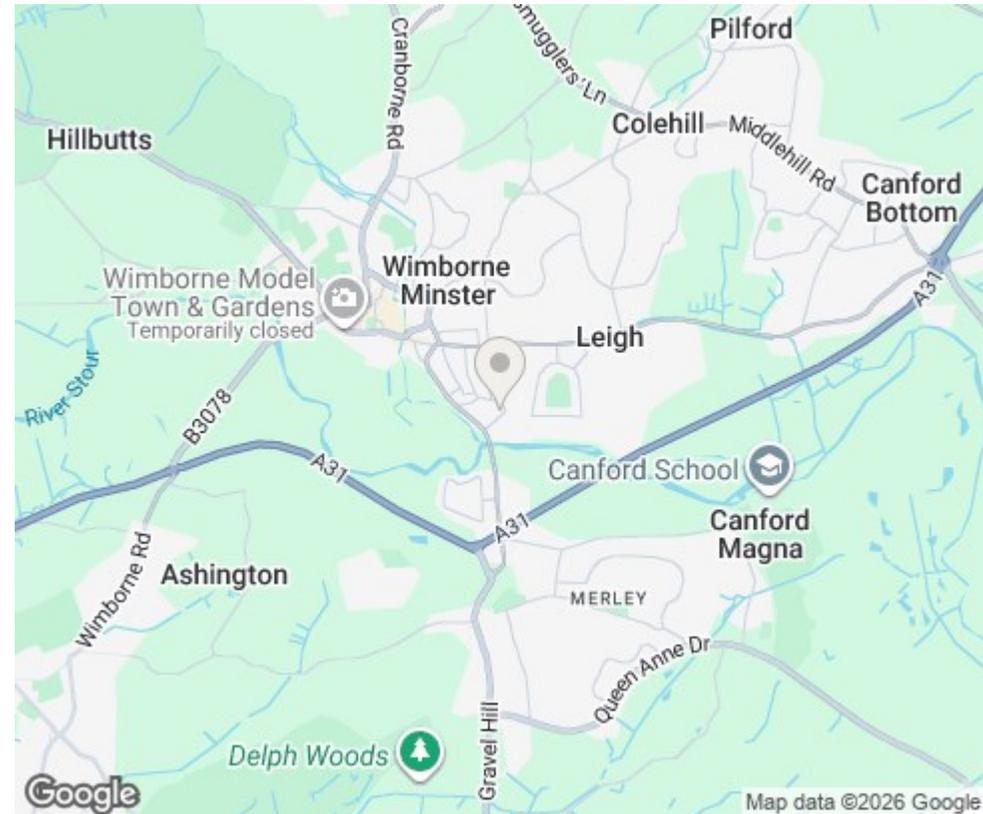




**Ground Floor**  
Floor area 53.6 sq.m. (576 sq.ft.)

Total floor area: 53.6 sq.m. (576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.