



Flat 1, The Old Malthouse, 10 West Row, Wimborne, £325,000

- Character Split Level Apartment
- Well Presented
- Separate Utility Area
- Two Bedroom, Two Bathroom
- Communal Gardens
- Gas Central Heating
- Sought After Town Centre Location
- Allocated Parking
- Share Of Freehold - No Maintenance

The Old Malthouse, 10 West Row, Wimborne BH21 1LA

Situated in the heart of Wimborne, this exceptional two double bedroom, two bathroom character split-level maisonette offers a rare opportunity to own a beautifully presented home within a converted historic malthouse. Boasting charming views of the iconic Minster Church, this unique property combines character with modern comfort.

As one of only three residences in this well-managed building, all of which enjoy a share of the freehold, ownership ensures minimal monthly costs. Ideal for first-time buyers, couples, or as a holiday retreat, this maisonette is perfect for those seeking to immerse themselves in the vibrant local amenities and welcoming neighborhood. A must-see for those looking to balance history and convenience.



Council Tax Band:



Property Details

Area

Wimborne Minster is a market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. 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. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

Description

Accommodation comprises, covered entrance access to Communal Front Door, entrance and security entry system with access to just two apartments. Stairs to Flat 1 which is on the first floor. Front Door to the entrance, which is split level and gives the apartment a character feel. A few steps to the Lounge/Diner, Juliette balcony to the front aspect, feature fire surround with inset electric, zoned areas for living and dining. Kitchen, country feel with polished wood worksurface, continued to create a breakfast bar, tiled splash backs, butler sink, range of eye and low level storage cupboards, one housing hot water boiler, freestanding range dual master cooker with extractor hood over, space for fridge freezer, window to rear aspect. Bedroom One. Access via split level stairs from landing, built in storage cupboard, spacious double room, further built in hanging storage and adjoining low level storage, window to front and further view over

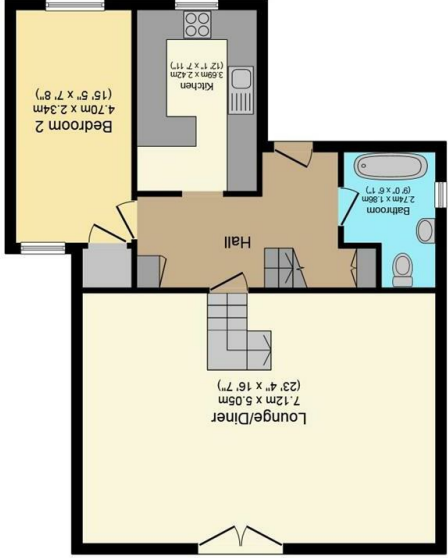
covered entrance. En-suite, paneled bath with shower attachment and glazed screen, tiled, heated towel rail, low level w.c. wash hand basin with vanity drawers under, fitted wall cupboard, tiled floor, wall lights. Bedroom Two, double room, window to rear, built in airing cupboard, Bathroom, pan bath with shower attachment, part tiled, wash hand basin, low level w.c, window to side. Separate Utility Room, located across from the communal entrance, space and plumbing for washing machine and tumble drier, sink unit with storage cupboards. Outside, a great communal walled courtyard garden with range of mature raised flower and shrub borders perfect for al-fresco drinks, fully enclosed with wrought iron gates to the entrance. Allocated parking is accessed via an archway and adjoins the communal area.

Tenure

. Share Of Freehold
Lease remaining 105 years
Maintenance £50 per month to include building Insurance and sinking fund.

. Council Tax Band B





TOTAL: 105.8 sq.m. (1,139 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

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01202 88 90 88

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

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Views

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



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