



## 10 Leigh Road, Wimborne, BH21 1AF

£180,000

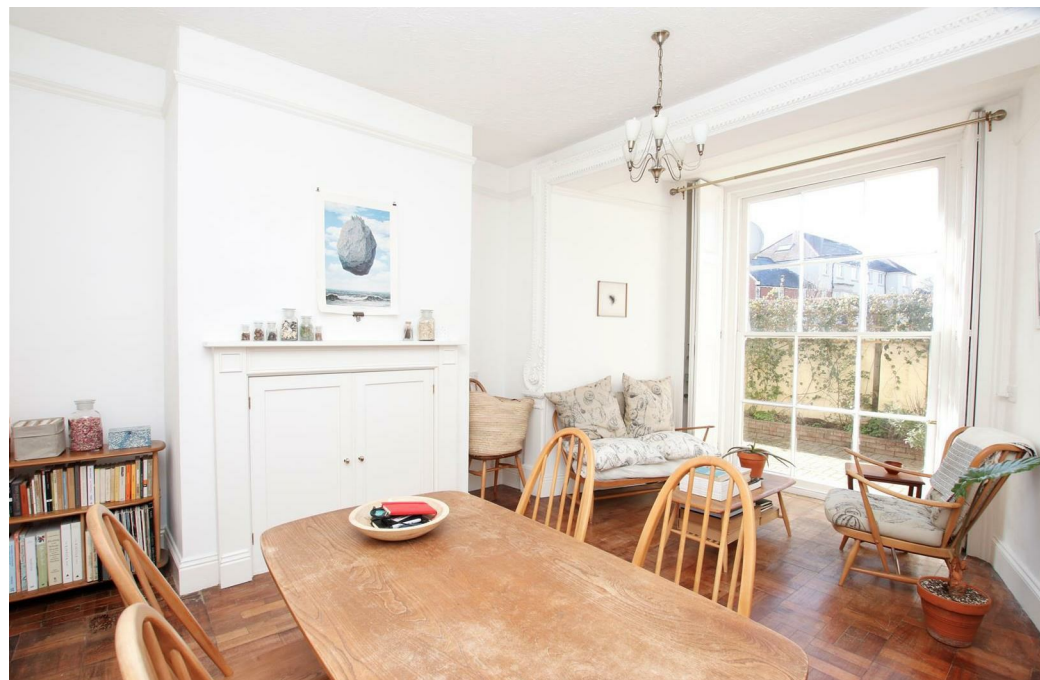
- Wimborne Town Centre
- Gas Central Heating
- No Forward Chain
- Own Private Entrance
- Character Property
- Share Of Freehold
- Own Courtyard / Garden Area
- Parquet Flooring
- Grade II Listed Building

# 10 Leigh Road, Wimborne BH21 1AF

A superb character one bedroom ground floor apartment with main features of own courtyard garden and own entrance. Situated just a few hundred yards from the heart of Wimborne Town centre, the property is part of a small development within a Grade II listed building. A well managed block with the property having the benefit of share of freehold, it would be idea as a first time buy, second home or even as an investment.



Council Tax Band:





## 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 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.

### Tenure

Share Of Freehold  
With a 125 year lease from 2004  
Service Charge £600 per half year.

Council Tax A

### Description

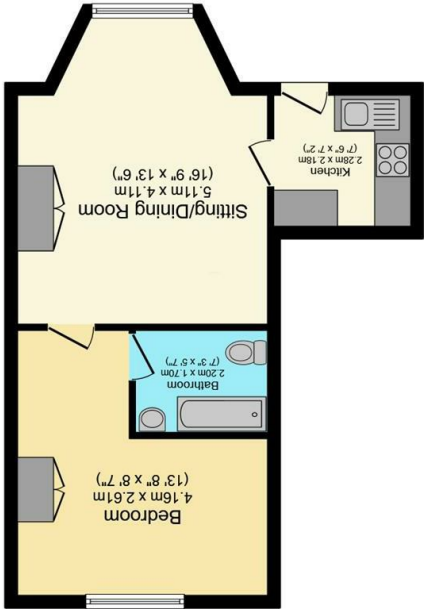
Accommodation is accessed by wooden gate to the rear, Private Courtyard Garden South Facing, fully enclosed by brick built walling, with various mature climbing plants giving some greenery. Own Front Door to Kitchen, Butler style sink, range of shelving for storage, space for appliances. archway to Lounge / Diner, parquet flooring, large character picture window over the courtyard Garden, high ceiling, door through to Bedroom again with parquet flooring, window to front, high ceiling, Bathroom, paneled bath with shower attachment and glazed screen,, low level w.c, wash hand basin



TOTAL: 42.8 m<sup>2</sup> (461 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. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |
| Very energy efficient - lower running costs |           |           |
| 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 |           |           |
|                                             |           | Potential |
|                                             |           | Current   |
|                                             |           | 68        |

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

Views

