



74 Leigh Gardens, Wimborne, BH21 2ET

£159,950

- Purpose Built First Floor Flat
- Own Entrance
- Spacious Rooms
- Allocated Parking
- No Forward Chain
- Close to Wimborne Centre

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A super one bedroom purpose built first floor apartment situated in a small block at the end of a cul de sac. The property is a good size and has the benefit of its own entrance and an allocated parking space directly outside. An ideal investment or first time buy, the property is vacant and being sold with no forward chain. Located in a convenient position with easy access to Wimborne Town Centre.



Council Tax Band: B



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. Front Door through to Entrance Lobby, space for coats etc, filament heater, stairs to First Floor Landing, large walk in storage cupboard. Lounge, bay style window to side aspect, wall mounted fire (not tested), door to Kitchen, range of work surfaces with eye and low level storage cupboards and drawers, freestanding gas cooker, space for further appliances, part tiled,

window to rear aspect. Bedroom, a spacious double room, window to front aspect, Bathroom, modern fitted white suite, paneled bath with electric shower over, glazed screen, vanity wash hand basin, low level w.c, part tiled window to side, wall mounted mirror fronted medicine cabinet. Outside, an allocated parking space is at the front of the property.

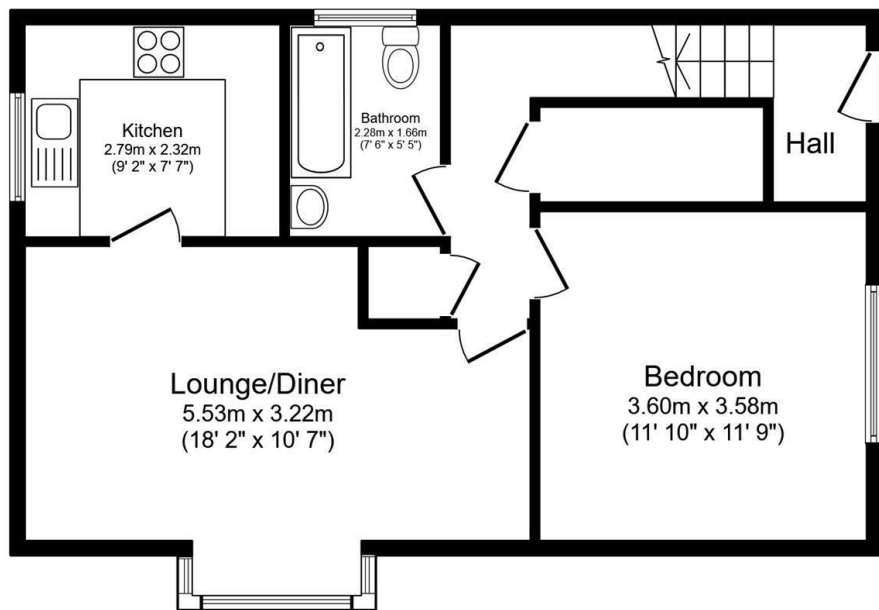
Tenure

Leasehold 125 years from 1992
91 years remaining

Ground Rent £10

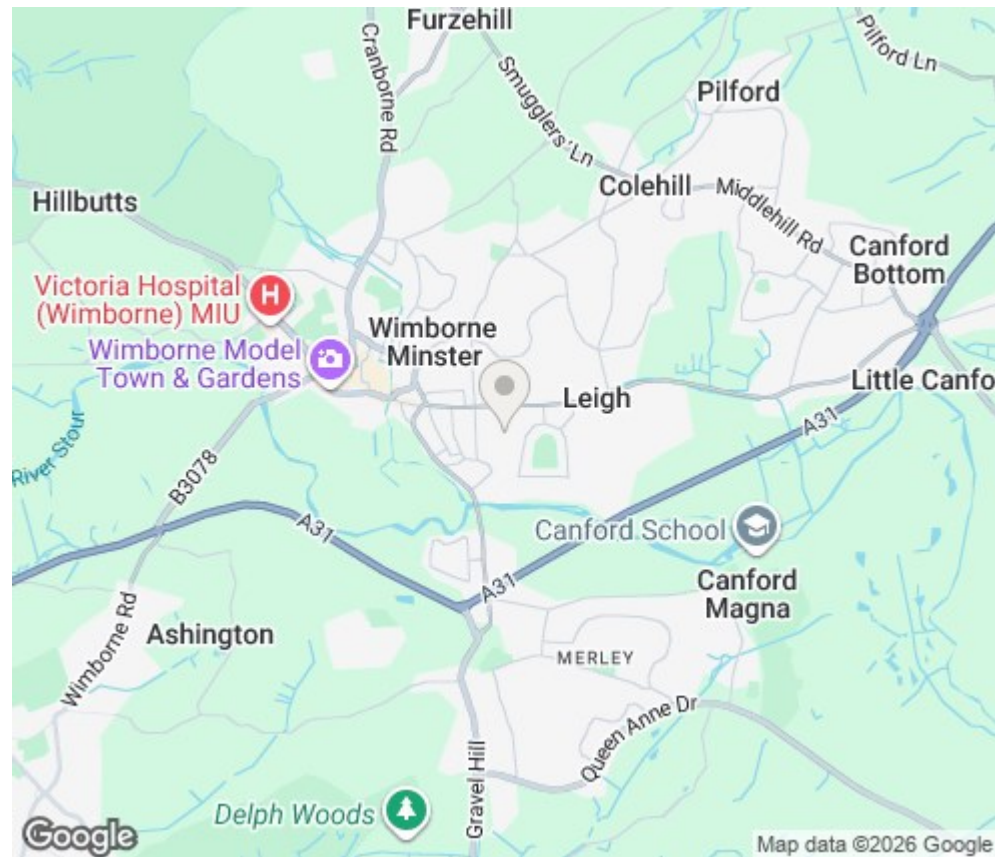
Maintenance Charge £753.02





Floor Plan

Floor area 53.0 sq.m. (571 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

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