



FLAT 2 ST CATHERINES COURT, 36-38 LEIGH ROAD, WIMBORNE, DORSET, BH21 1AF
£235,000 SHARE OF FREEHOLD

A MODERN PURPOSE BUILT GROUND FLOOR, 2 DOUBLE BEDROOM FLAT SITUATED IN A CONVENIENT TOWN CENTRE LOCATION WITH RESIDENTS' PARKING, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

St Catherines Court is a small block of 4 purpose built flats, which have rear vehicular access off St Catherines, providing residents' parking. The flat benefits from gas central heating and UPVC double glazing.

A covered entrance way with a glazed door leads to a communal entrance hall, with a front door to Flat 2 on the ground floor. There is a reception hall with a fitted wall unit, and an airing cupboard containing a Worcester gas boiler.

AT A GLANCE

- NO FORWARD CHAIN
- 2 double bedrooms
- Residents' parking
- Convenient town centre location
- Gas central heating



DESCRIPTION:

The south facing living room overlooks the rear car park. A modern fitted kitchen comprises a range of units, ample worktops, appliance space for an upright fridge/freezer, space for washing machine, and slot-in electric cooker with cooker hood above. There are 2 double sized bedrooms, and the fully tiled bathroom comprises a panelled bath (with shower attachment and glazed shower screen), pedestal wash hand basin, and WC.

TENURE: Share of Freehold. LEASE: 999 years from 25.12.78. MAINTENANCE: £45 per calendar month including Buildings Insurance.

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.

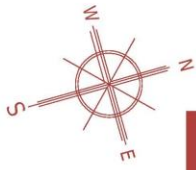
COUNCIL TAX:

Band B

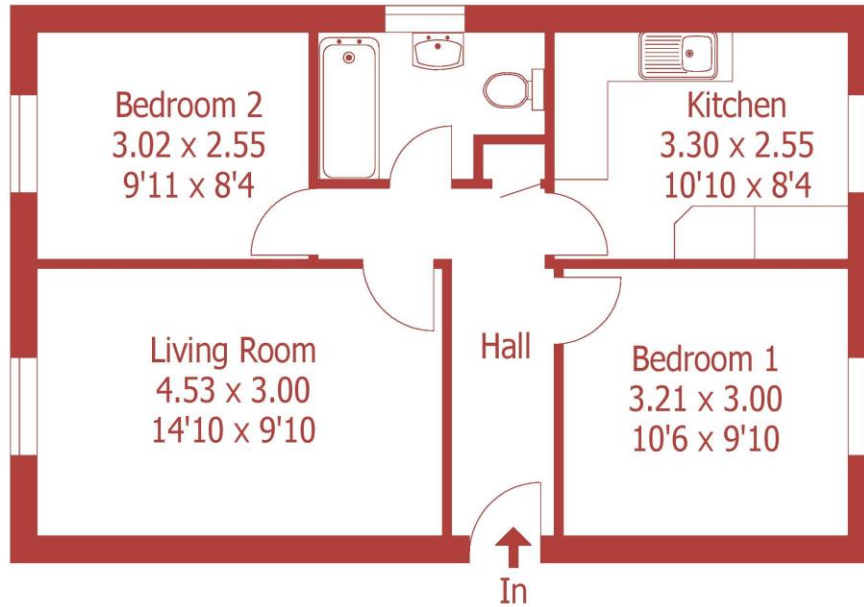
DIRECTIONS:

From our offices in the town centre, proceed down East Street, on reaching the roundabout with the Quarterjack Doctors' Surgery on the left hand side, proceed straight ahead into Leigh Road and St Catherines Court is immediately on the right hand side, on the corner of St Catherines.





Approximate Gross Internal Area :- 51 sq m / 553 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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