



FLAT 23, BEAUFORT MEWS, GRAMMAR SCHOOL LANE, WIMBORNE, DORSET, BH21 1PQ
£260,000 LEASEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH A GARAGE AND LOVELY VIEWS, IN A CONVENIENT TOWN CENTRE LOCATION CLOSE TO THE SQUARE.

SUMMARY:

Built on the site of the former Wimborne Grammar School, Beaufort Mews is a small development of town houses and flats, opposite Wimborne Minster and within a short level walk of the town centre's shops and restaurants. Flat 23 enjoys a lovely outlook over the kitchen garden of Deans Court and countryside beyond. It benefits from gas central heating and replacement UPVC double glazed windows.

AT A GLANCE

- 2 double bedrooms
- Bathroom and cloakroom
- Lovely views
- Garage
- Convenient town centre location



DESCRIPTION:

A covered entrance way with security entryphone system leads to a communal entrance hall, from which stairs lead to the second floor.

Flat 23's reception hall has built-in storage and airing cupboards, and leads to a cloakroom (with WC and wash basin.) The lounge/dining room has delightful southerly views over Dean Court's kitchen garden and countryside beyond.

The kitchen has oak-faced units, ample worktops, Worcester gas boiler, space and plumbing for washing machine, space for fridge-freezer, Tricity Bendix ceramic hob, cooker hood, and Tricity Fanfare electric double oven.

Bedroom 1 has a dual aspect over the former Grammar School and Dean Court's walled garden. There is a second bedroom and a bathroom with bath (with electric shower over), wash basin and WC.

The flat's garage is the central one in a block of 3 adjacent to the building, with up-and-over door and pitched roof providing eaves storage space.



LEASE:

Circa 147 remaining (ending in December 2173.) NO GROUND RENT. MAINTENANCE: Approximately £1,100 per annum for the last few years.

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 C

DIRECTIONS:

From our office at the junction of Park Lane and East Street, proceed up East Street, which becomes King Street. Turn left opposite the Minster church into Grammar School Lane. Follow the lane around, and the property can be found on the left hand side, near the vehicular exit back on to King Street.



Approximate Gross Internal Area :- 60 sq mt / 654 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.



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