



5 MILLBANK HOUSE, MILL LANE, WIMBORNE, DORSET, BH21 1LJ  
**£289,950 LEASEHOLD**

## **A VERY WELL PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT, FOR SALE WITH NO FORWARD CHAIN, IN THE HEART OF WIMBORNE TOWN CENTRE, WITHIN A SHORT LEVEL WALK OF THE SQUARE AND MANY OTHER AMENITIES.**

### **SUMMARY:**

Millbank House is a large, detached Georgian building which was converted into apartments and extended to the rear in 1986.

Situated in the town's conservation area, the property has been attractively modernised, offering well planned accommodation, feature high ceilings, UPVC sash windows and gas fired central heating. Electric roller blinds are fitted to the lounge and both bedrooms.

### **AT A GLANCE**

- NO FORWARD CHAIN
- In the heart of Wimborne town centre
- 2 bedrooms with fitted furniture
- Modern kitchen/breakfast room & shower room
- Allocated parking space



## DESCRIPTION:

A communal entrance door (serving only flats 5 and 10) leads to the apartment. An entrance hall (with entryphone) leads to a pleasant living room with an attractive fireplace surround, a fitted coal effect gas fire, and a UPVC double glazed sash window overlooking the communal garden.

The kitchen/breakfast room has an extensive range of modern units and worktops, sink, Bosch 4-ring hob, Neff combination oven, second conventional oven and microwave below, integrated fridge and freezer, new dishwasher, useful utility cupboard (housing the Viessmann gas fired combination boiler and a new washer/dryer), and a UPVC double glazed sash window to the front.

Bedroom 1 has an excellent range of fitted wardrobes, and bedroom 2 has a built-in wardrobe and dressing table. There is a modern fitted shower room and a separate WC.

Outside, there is an attractive, well maintained, south facing communal walled garden, and a drying and refuse area. There is also an allocated parking space, and a visitor parking space.



**TENURE:** Each flat owns a share of the Freehold.

**LEASE:** 999 years from January 2005.

**SERVICE CHARGE:** £899 per 6 months covering buildings insurance, water and sewerage charges, management fees and communal gardening and cleaning (including windows.) The lease has a strict 'no pets' policy.

### **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 The Square, turn into Mill Lane (between the Superdrug and Grape Tree stores.) Millbank House can be found at the end of Mill Lane.



Approximate Gross Internal Area :- 58 sq m / 623 sq ft



### Ground Floor

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	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

