



**FLAT P2, QUEENSMEAD, ALLENVIEW ROAD, WIMBORNE, DORSET, BH21 1UW
OFFERS IN THE REGION OF £225,000 SHARE OF FREEHOLD**

**CENTRALLY LOCATED, 1 BEDROOM THIRD FLOOR PENTHOUSE
APARTMENT WITHIN A DESIRABLE 1980S BUILT APARTMENT BLOCK
ACCESSED VIA A LIFT OR INTERIOR STAIRWAY, WITHIN LEVEL WALKING
DISTANCE OF WIMBORNE TOWN CENTRE AND ITS WIDE RANGE OF
AMENITIES. NO FORWARD CHAIN.**

SUMMARY:

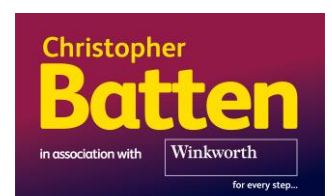
Queensmead apartments are situated within a prime residential location of Wimborne Minster town centre and within walking distance of the many amenities offered by the town. The penthouse being situated on the top floor, offers outstanding views over the surrounding area, from its large, private balcony. Connected to all mains services, with gas central heating, double glazed windows, and is offered for sale with vacant possession.

The apartment block is accessed by a secure main entrance door with an entryphone system. The third floor penthouse apartment can be reached directly from the building's main entrance lobby, by either the main staircase or via a lift. Upon exiting either the lift or stairs, the entrance door to P2 can be found in an inner common hallway/landing shared by the 4 penthouses.

AT A GLANCE

- Level walking distance of Wimborne town centre
- Large, private balcony with outstanding views
- Garage in a nearby block
- Large L-shaped, double aspect lounge/dining room
- Entryphone system
- Lift access to all floors

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

The entrance door to P2 leads into the apartment's entrance hall which has a good sized double storage cupboard on your right hand side, and additional light is provided by a skylight.

On the left hand side is the entrance to the double bedroom which enjoy views over the town, with 2 built-in wardrobes (with cupboards above).

Opposite the double bedroom is situated the shower room comprising a shower, WC, wash basin (with vanity cupboard beneath), a large linen cupboard, and a skylight providing natural light.

At the end of the hallway to the right is the kitchen comprising a range of base and wall units (with cupboards and drawers), stainless steel sink, work surfaces, electric hob and electric oven with extractor fan above, adequate space for white goods, and a Glow-worm combination boiler providing the hot water and central heating. The kitchen window enjoys an attractive outlook over Allenview Road and the surrounding area.

Finally, across the hallway from the kitchen is the spacious, light, double aspect L-shaped lounge/dining room with sliding UPVC double glazed doors leading onto a large, private balcony with brick balustrading and wonderful views to the Minster and surrounding area.



The building itself is set in attractive, lawned communal gardens of established hedging and trees, with and an attractive rockery. There is a lock-up garage (with an up-and-over door) housed in a garage block adjacent to the Queensmead building.

Lease: 199 years from 1st January 2008. Maintenance fee: £1500 per annum. The apartments are managed by SSH Management, 147 Wareham Road, Corfe Mullen, Wimborne, Dorset, BH21 3LA.

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:

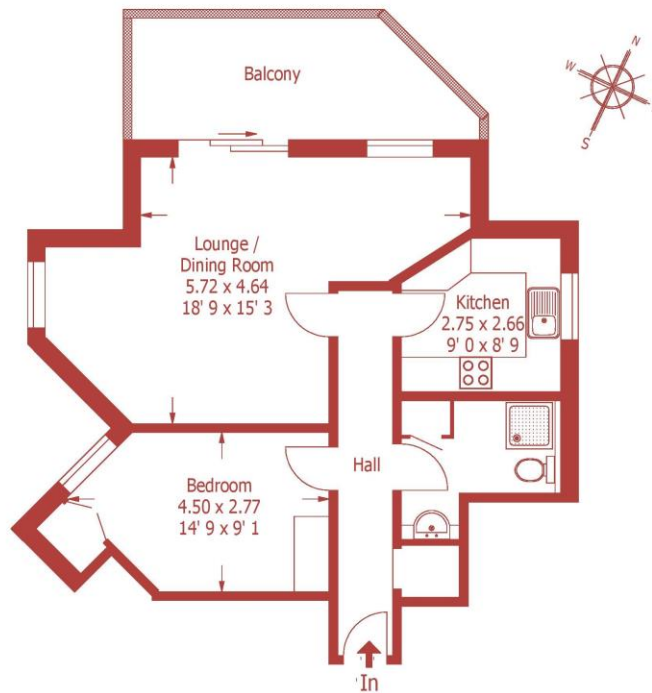
Band B

DIRECTIONS:

Proceed into Allenvie Road, with Wimborne Fire Station on the right hand side. The apartment building can be found a short distance along on the left hand side, at the entrance to the Allenvie public car park.



Approximate Gross Internal Area :- 57 sq m / 610 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	76	78
(54-68)	D		
(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

