

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

STIRRUP CLOSE

WIMBORNE, BH21 2UQ



OFFERS IN EXCESS OF £300,000

Don't miss out on the opportunity to own this lovely FIRST FLOOR flat located in the charming Stirrup Close, Wimborne, this delightful flat is one of just four flats in a QUIET BLOCK with superb amenities. Boasting its own entrance, one reception room, THREE BEDROOMS, a single GARAGE, VISITOR and ALLOCATED PARKING, the property is well equipped with modern features such as full double glazing, cavity wall and loft insulation.

With two double bedrooms, a single bedroom, garage, driveway parking and its own garden complete with patio, decking and lighting, this flat provides ample space for relaxation and entertainment. The separate toilet, bath/shower and the potential for a second toilet offer flexibility and convenience for residents.

The property is well-equipped with modern features such as full double glazing, cavity wall and loft insulation, and a new combi with a 10-year warranty, 6 of which are still valid.

The modern kitchen diner has plumbing for white goods, a hob and oven, along with updated electrical consumer panels. Ample internal storage, including a large airing cupboard, caters to practical needs, while the well-kept gardens and the peaceful neighbourhood with friendly neighbours create a welcoming and homely atmosphere.

Share of Freehold

999 Years Lease with 951 Years Remaining

No Lease Payments

£85 pm includes property insurance and all buildings property maintenance

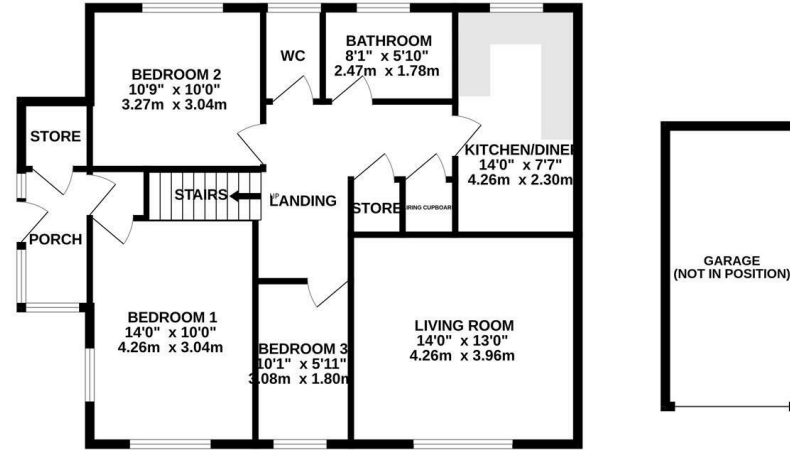
Energy Performance Rating C

Council Tax Band C



Local expertise with powerful national marketing

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA - 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2024

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.