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REDCOTTS LANE
WIMBORNE, BH21 1JX



GUIDE PRICE £260,000

This impressive SPACIOUS TWO DOUBLE BEDROOM APARTMENT on the second floor is located within a FLAT WALK OF WIMBORNE TOWN CENTRE and benefits from beautiful maintained COMMUNAL GROUNDS and RESIDENTS PARKING.

Westfield House is a well known Victorian residence which was converted in the 1980's into 21 apartments with a modern, purpose-built wing to one side standing in communal gardens and grounds of about half an acre. Architecturally, Westfield is an attractive building with facing mellow brick elevations with feature bays and arches, under a small, plain tiled roof with high brick chimneys.

The accommodation is accessed via a communal entrance and upstairs. Once inside the property, you are greeted into a large welcoming entrance hall with storage and access to all rooms. Both bedrooms are well proportioned doubles with fitted wardrobes and a lovely outlook towards the front lawn of Westfield House. The family bathroom includes a bath with shower over, WC and hand wash basin. A wonderful feature of this beautifully presented property is the large living room, with large windows overlooking the communal grounds, offering plenty of light, and access into the well equipped kitchen.

The property is heated by an electric heating system.

Additional Information

Energy Performance Rating: E

Council Tax Band: C

Tenure: Leasehold – Lease term 999 years from 01.01.1988 – 962 years remaining. Annual ground rent of £50 and Annual Service Charge of £2,662.70

Lease Restrictions: Yes, your solicitor will be able to assist you with this, notably no short term rents (less than 6 months)

Construction: Brick with timber framed windows

Flood Risk: Low but refer to gov.uk, check long term flood risk

Listed building: No

Tree Preservation Order: Yes

Parking: Communal car park no allocated parking space

Utilities: Mains electricity, mains water

Drainage: Mains sewerage

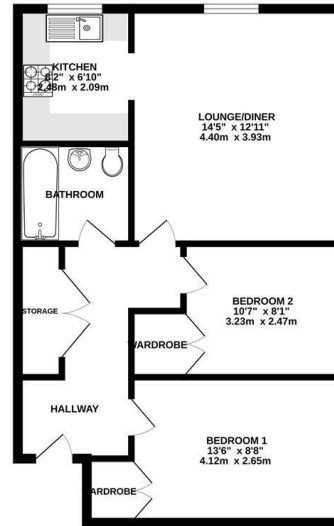
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and the plan is not to be relied upon.

Ferndown Office

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