



Meadow Court, Leigh Road, Wimborne, Dorset, BH21
2BG

**Christopher
Batten**

Price Guide £172,500 Leasehold

A well presented purpose built 1 double bedroom first floor flat with a modern kitchen and shower room and a garage, situated in a convenient location at the edge of Wimborne town centre, next to an M & S Simply Food store and within level walking distance of many amenities. Refurbished over the last 6 years, the flat has a modern electric radiator heating system and replacement UPVC double glazing.

This well maintained building has recently had its roof replaced and benefits from a security entryphone system. Wimborne offers a wide range of amenities, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A communal entrance door (with security entryphone system) leads to a shared hallway, from which stairs lead to the first and second floors. This first floor flat has a reception hall, a nicely proportioned lounge and a modern fitted kitchen (with high gloss units, space and plumbing for washing machine, space for upright fridge-freezer, Bosch dishwasher, Cooke Lewis electric hob, cooker hood, electric oven, and built-in cupboard housing an electric water heater.) The double bedroom has a range of wardrobes, and there is a refurbished shower room (with contemporary style suite comprising corner shower unit with Mira fitment, wash basin, WC, towel radiator and fully tiled walls.)

Outside there are lawned communal gardens. There is rear vehicular access to a garage (with up-and-over door) in a block. LEASE: 99 years from 1st January 2016.
MANAGING AGENTS: Rebbecks. MAINTENANCE CHARGES: £155 per month.

Directions: From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Meadow Court can be found on the right, just past the turning to Grenville Road.

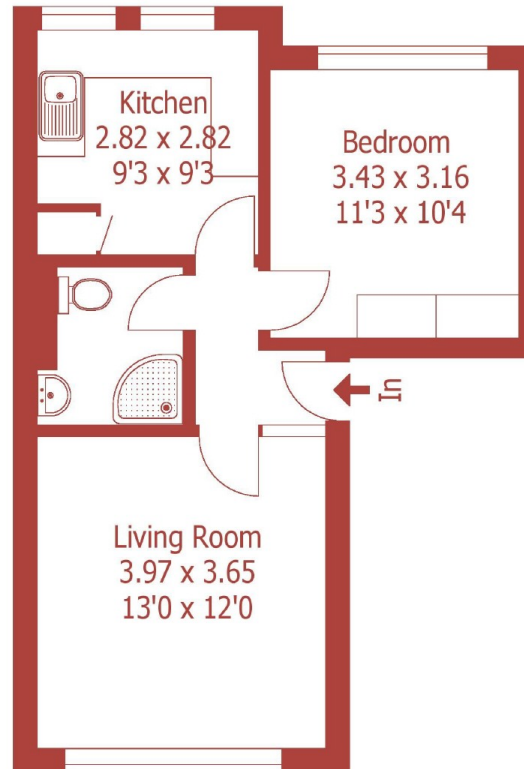
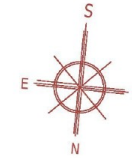
Council Tax Band: B

EPC Rating: E

Viewing: By prior arrangement through **CHRISTOPHER BATTEN**



Approximate Gross Internal Area :- 41 sq m / 445 sq ft



For identification purposes only, not to scale, do not scale



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

15 East Street, Wimborne, Dorset BH21 1DT
Tel: (01202) 841171 Fax: (01202) 842714 Email: properties@christopherbatten.com
www.christopherbatten.com

**Christopher
Batten**

