



30 Cuthbury Gardens, Wimborne, BH21 1YB

A well presented 1 bedroom first floor flat with garden and allocated parking situated close to Wimborne town centre.

- 1 bedroom
- First floor purpose built flat
- Modern, newly fitted kitchen
- Fitted wardrobes
- Private front door
- Allocated parking
- Private garden
- Electric heating
- Double glazed windows
- Desirable location

ASKING PRICE:

£187,500 (leasehold)

EPC RATING:

Band - D



THE PROPERTY



The property is a well presented, purpose built first floor flat situated in a quiet cul-de-sac location lying within a short level walk of Wimborne town centre, which offers a great range of shops and amenities.

Accessed via its own private entrance stairs rise to the first floor. The sitting/dining room overlooks the communal gardens.

The kitchen has been newly fitted, offering a range of base and eye level white units and fitted appliances including a fridge/freezer with matching fascia units, plus an oven and hob. There is space and plumbing for a washing machine.

The double bedroom has fitted wardrobes and window shutters.

The bathroom has part tiled walls together with a white 3 piece suite including a wc, bath and wash basin. There is access to the loft space via hatch.

Outside:

Adjacent to the front door is a store cupboard and the front garden laid to a shingle patio. There is a single allocated parking space and communal gardens.

ADDITIONAL INFORMATION

Council tax – B

Buildings Insurance - £275 Aug 24 – Aug 25

Service charge – Nil

Lease – 168 years remaining

Ground rent – Peppercorn

210 years from 01/06/83

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

