Nicholas Humphreys







1 Hanfield Lodge 43 Gravel Hill, Wimborne, BH21 1RW

Offers Over £200,000

- Popular Location Close To Wimborne
- Allocated Parking
- Small Converted Block
- Gas Fired Heating
- Attractive Communal Garden
- New Fitted Kitchen
- Self Managed Block
- Double Glazed
- Excellent Condition Throughout

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A superb two bedroom ground floor apartment situated in a small converted block of just five flats with easy access to Wimborne town centre. The block is self managed and well kept, being set in good size grounds with attractive communal garden mainly lawned with various mature shrubs and the patio areas' are perfect for relaxing. Presented in excellent order throughout with the benefit of a newly fitted kitchen and flooring, perfect as a first time buy or for someone downsizing to with the property ready to move into.

2 1 1 C Council Tax Band: B





Property Details

Area

Wimborne Minster is a historic market town in Dorset that offers a high quality of life through its blend of heritage, community, and natural surroundings. The town is well known for landmarks such as Wimborne Minster, a historic church that reflects the town's long history and cultural importance. Wimborne has a vibrant town centre with independent shops, cafés, and regular markets that support a strong local economy and community atmosphere. Annual events and festivals also contribute to a lively social environment. The town is surrounded by attractive countryside and rivers, offering opportunities for walking and outdoor recreation, while still providing convenient access to larger nearby towns. With its combination of historic character, community spirit, local amenities, and access to nature, Wimborne is an appealing place for both residents and visitors.

Description

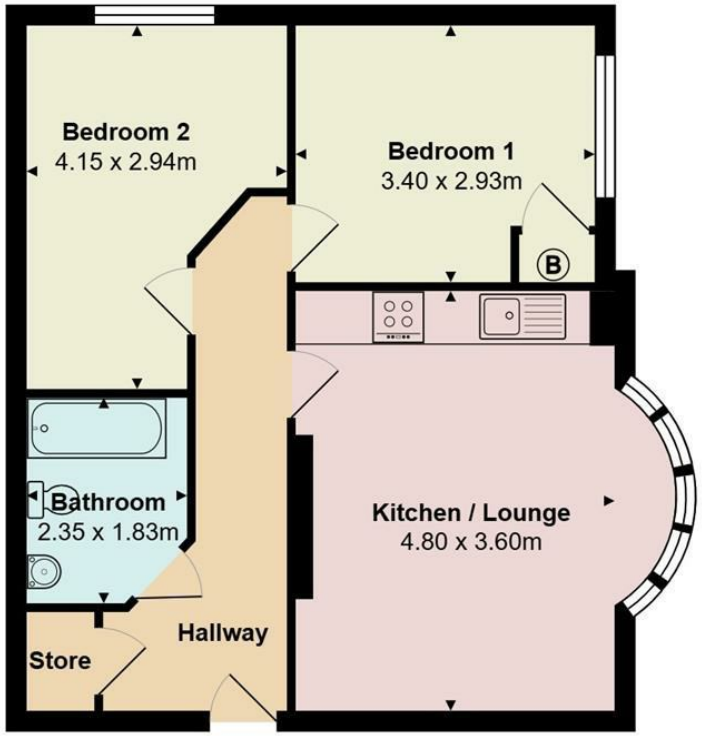
Security entry front door through to Communal Entrance, door to Flat 1
ENTRANCE HALL, Oak paneled doors to all rooms, built in storage cupboard.
LOUNGE/KITCHEN, lounge area with large bay window to front aspect, kitchen area,newly fitted kitchen with work surface and range of eye and low level cupboards and drawers, built in oven and hob, fridge/freezer and washing machine. part tiled
BEDROOM ONE, window to front aspect, built in boiler cupboard.
BEDROOM TWO, window to side
BATHROOM, paneled bath with shower mixer taps, glazed shower screen, low level w.c. wash hand basin, part tiled, extractor.
OUTSIDE, REAR COMMUNAL GARDEN, a good size and well maintained, being mainly laid to lawn with various mature flower and shrub borders. Various secluded areas for relaxing.
Front, garden part lawned with nature hedging and shrubs, driveway leads to
Allocated Parking Space.

Tenure

Leasehold 108 years remaining
Self Managed Block £160 per month
Ground Rent £250 per annum







Total Area: 53.1 m²

All measurements are approximate and for display purposes only





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