



**Wimborne
Dorset, BH21 2FE**

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LEASEHOLD PRICE £230,000

A well presented two double bedroom first floor river side apartment offering approximately 764 sq ft of accommodation with a 31' x 12' kitchen/lifestyle room situated opposite the beautiful River Stour where there is a pontoon to launch your own kayak or canoe.

- Secure entry phone system
- Communal entrance hall
- Hallway with airing cupboard and good size storage cupboard
- Spacious kitchen/lifestyle room
- Superb modern kitchen offering a range units with complimentary worktops, gas hob and electric oven
- Two double bedrooms, one with fitted wardrobe
- Bathroom with white suite
- Parking space visible from the kitchen window
- Gas central heating and double glazing
- Lockable bike store and bin store
- Tenure: We understand from the vendor is 125 year lease from 2014
- Maintenance: We understand from the vendor is £1,200 per annum
- Ground rent: We understand from the vendor is £150 per annum

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: B

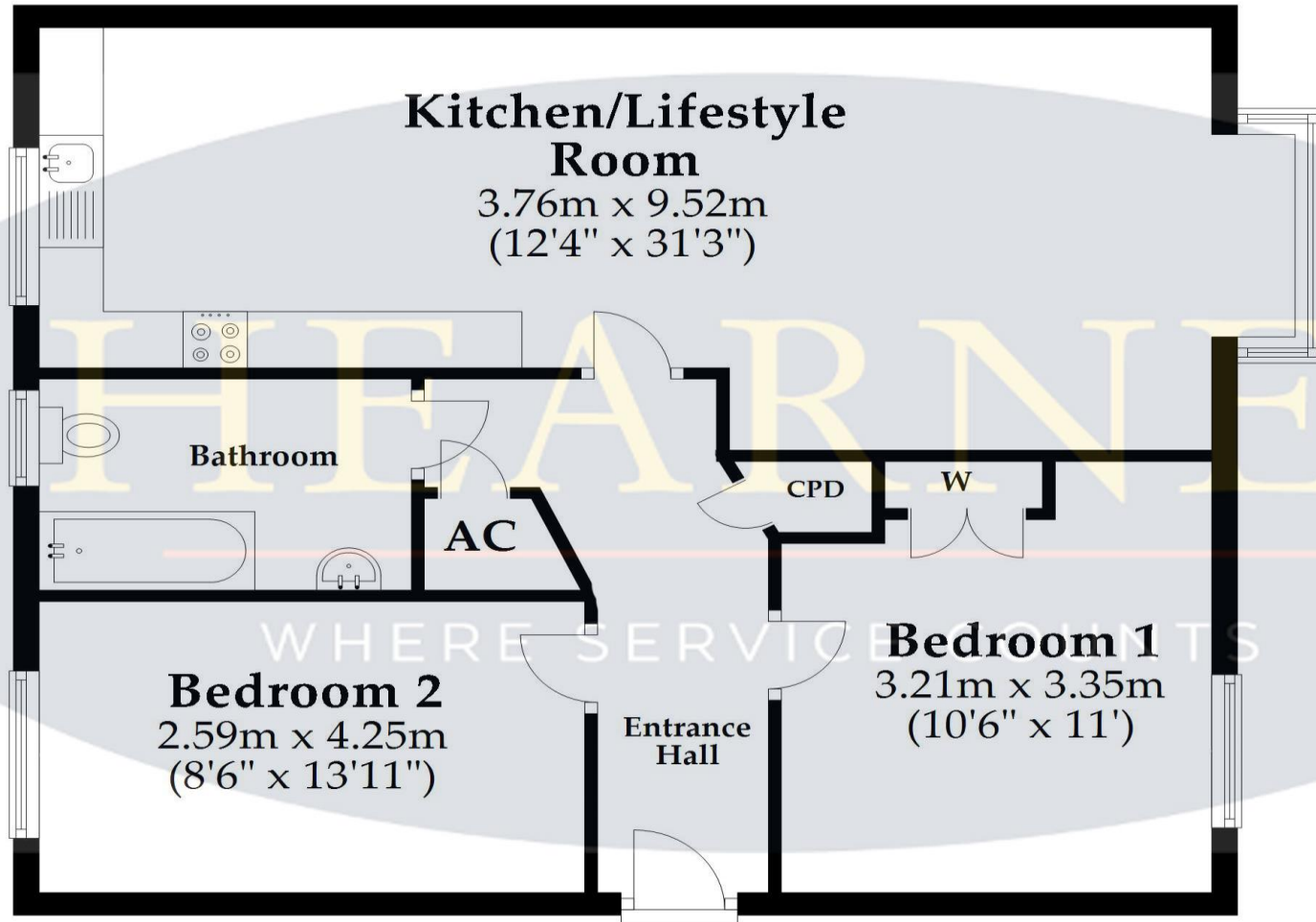
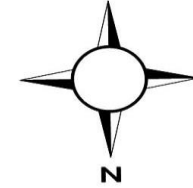
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 71.0 sq. metres (764.0 sq. feet)

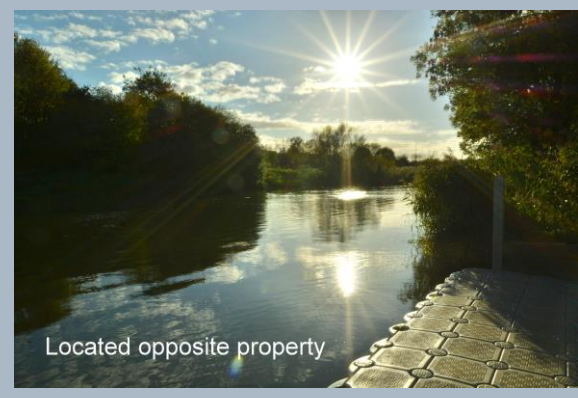


Total area: approx. 71.0 sq. metres (764.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



Located opposite property

