



FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2FE**

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LEASEHOLD PRICE: Offers in excess of £220,000

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 111 year lease remaining
- Maintenance: We understand from the vendor is £1,800 per annum (to include £400 sinking fund)
- 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 COUNCIL TAX BAND: C

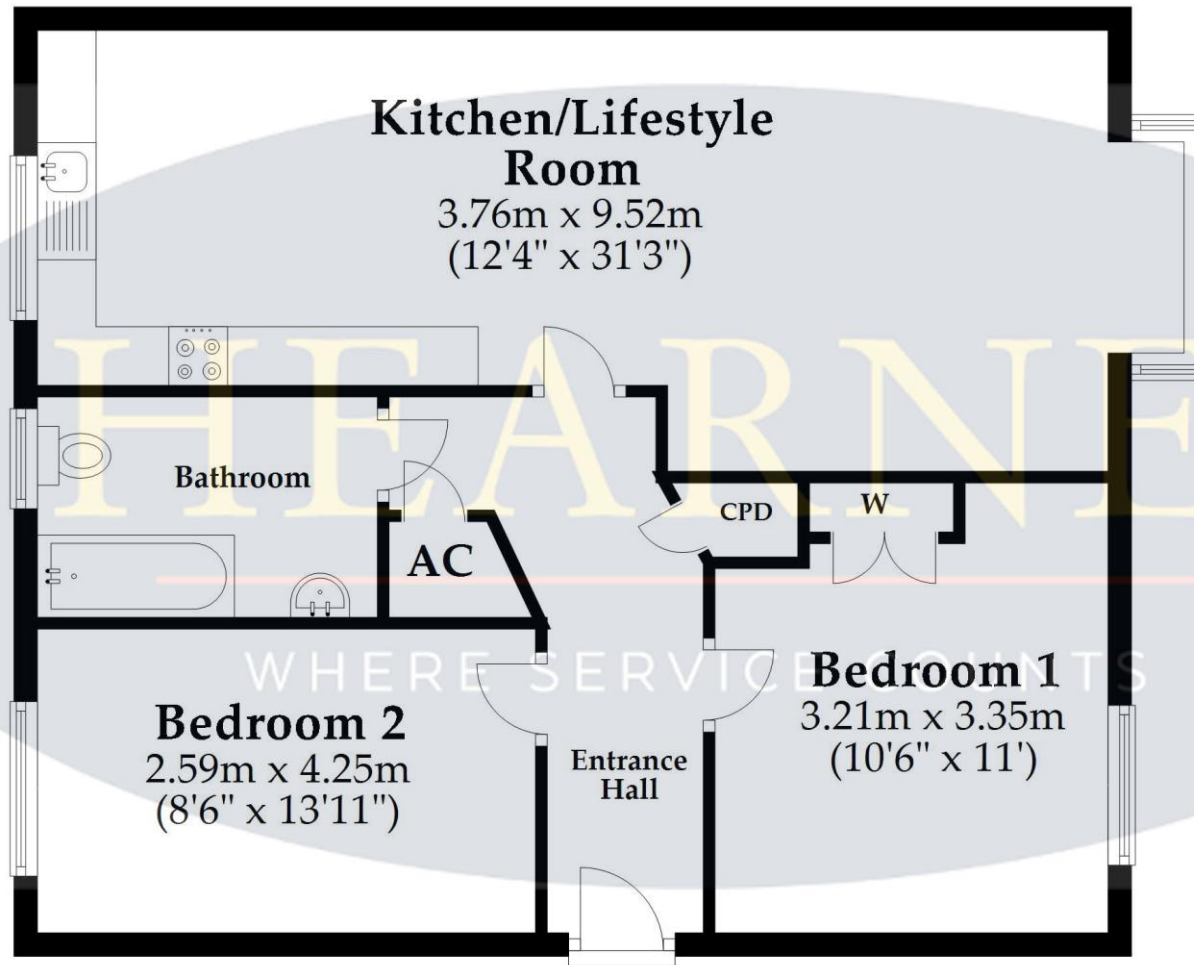
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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

First 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 is for general guidance only. LJT Surveying Ltd Ringwood

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

