

# HEARNES

WHERE SERVICE COUNTS

Bike  
store

Wimborne, Dorset, BH21 1HP

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## LEASEHOLD PRICE: £330,000

A well presented and spacious second floor purpose-built apartment with a lift, offering two bedrooms, stunning open plan kitchen/living/dining room, luxury en suite bathroom and two allocated parking spaces, located within walking distance of Wimborne town centre.

- Wyatt Homes riverside development completed in 2020 with remaining builder's warranty
- Spacious communal entrance hallway with secure video entry phone system with stairs and lift to second floor landing
- Entrance hallway with airing cupboard containing the boiler and further good size storage cupboard
- Stunning open plan kitchen/sitting/dining room with view of front elevation with river views. The kitchen has range of soft close base and eye level units and pan drawers with stone worktops, inset induction hob with extractor fan over, adjacent oven and microwave/grill, integrated dishwasher, washing machine and fridge freezer and space for table and chairs and sofas
- Superb family bathroom including bath with shower over, floating wash hand basin and WC, fully tiled walls and flooring
- Two generous size bedrooms with built in wardrobes. Main bedroom with luxury en suite shower room and views over rear of apartments and allotments
- Outside: the apartment has two allocated parking spaces, one EV charging point and one visitor space with additional bike storage. The property also benefits from solar panels to heat and light communal areas
- Maintenance fees: We understand from the vendor this is £1,900 for 2026
- Ground rent & lease: We understand from the vendor there is a peppercorn ground rent and a 999 year lease as from 2020

COUNCIL TAX BAND: D EPC RATING: B

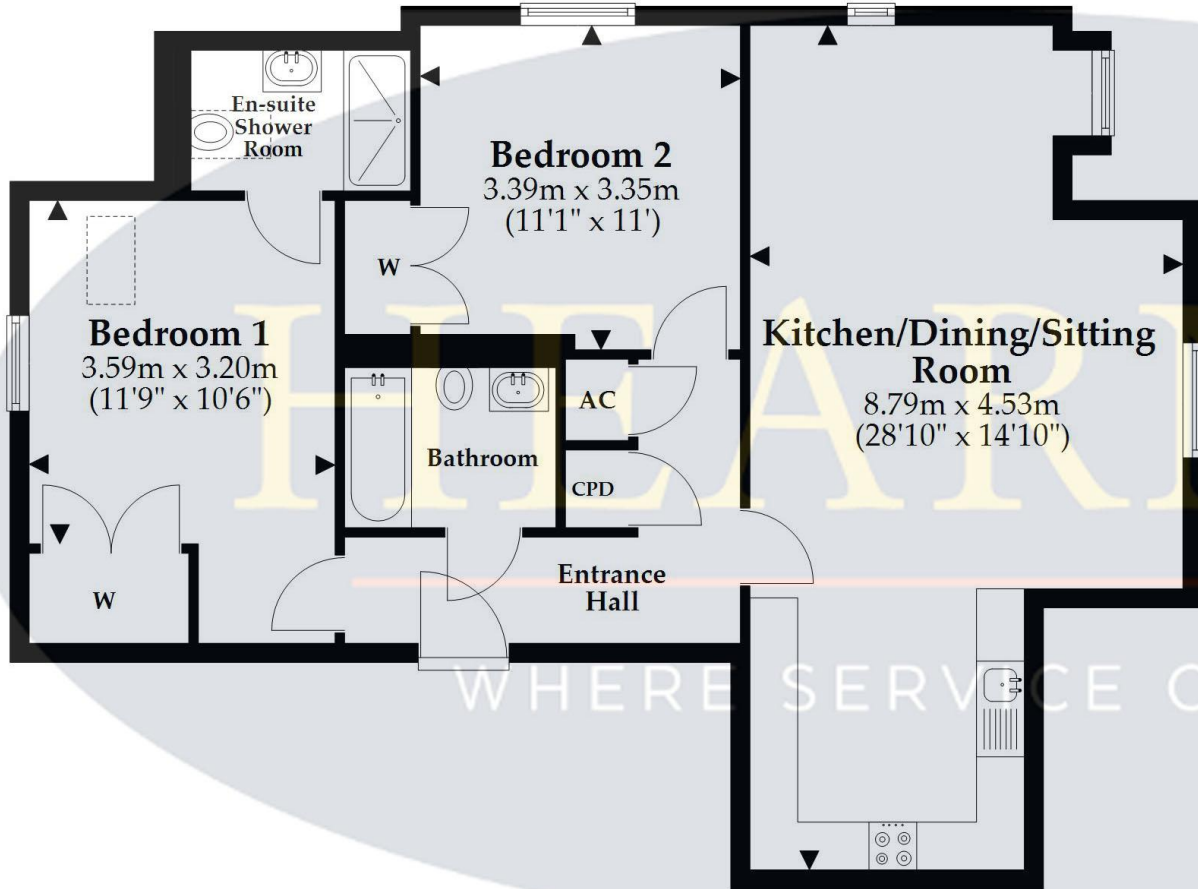
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





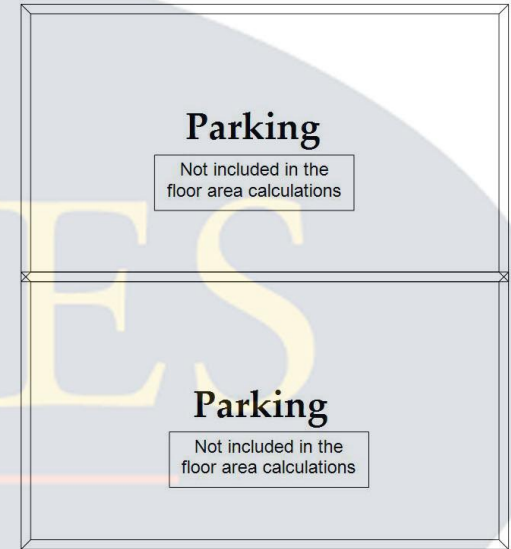
## Second Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



## Parking Spaces

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 sq. feet)

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





Within half a mile



Within half a mile



One charging point  
two parking spaces



[www.hearnes.com](http://www.hearnes.com)

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