

RIVERSDALE
FLATS 7,8,9,10

Asking Price

£249,950

Leasehold

ALLEN ROAD, WIMBORNE BH21 1BQ



- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **BATHROOM/SHOWER ROOM**
- ◆ **SECURE LOCK UP GARAGE**

A first floor, two bedroom, purpose built apartment within easy reach of the town centre and boasting two bathrooms, garage with electric, and immaculately presented throughout.

Property Description

Riverside is positioned close to Wimborne town centre with its wealth of shopping and entertainment facilities and comprises of twelve purpose built apartments arranged over two stories with this particular apartment situated on the first floor. The apartment benefits from a generous reception hallway, modern fitted kitchen, living room, two double bedrooms and a family bathroom as well as an additional shower room. The home has been entirely double glazed throughout and has an electrically operated heating system.

Gardens and Grounds

There are communal grounds that are well cared for and there is a garage block where there is a secure lockup garage conveyed with this property that benefits from power and light.

Extra Information:
189 years from 1972
Service Charge details: £155 pcm.
*Garage roof is due to be replaced and there is a one off charge to each apartment of £2,000 which has been serviced by the vendor.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county’s areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 737 sq ft (68.4 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Secure lock up single garage

Loft: Ladder, 25% boarded.

Garden: Communal grounds

Main Services: Electric, water, drains, telephone

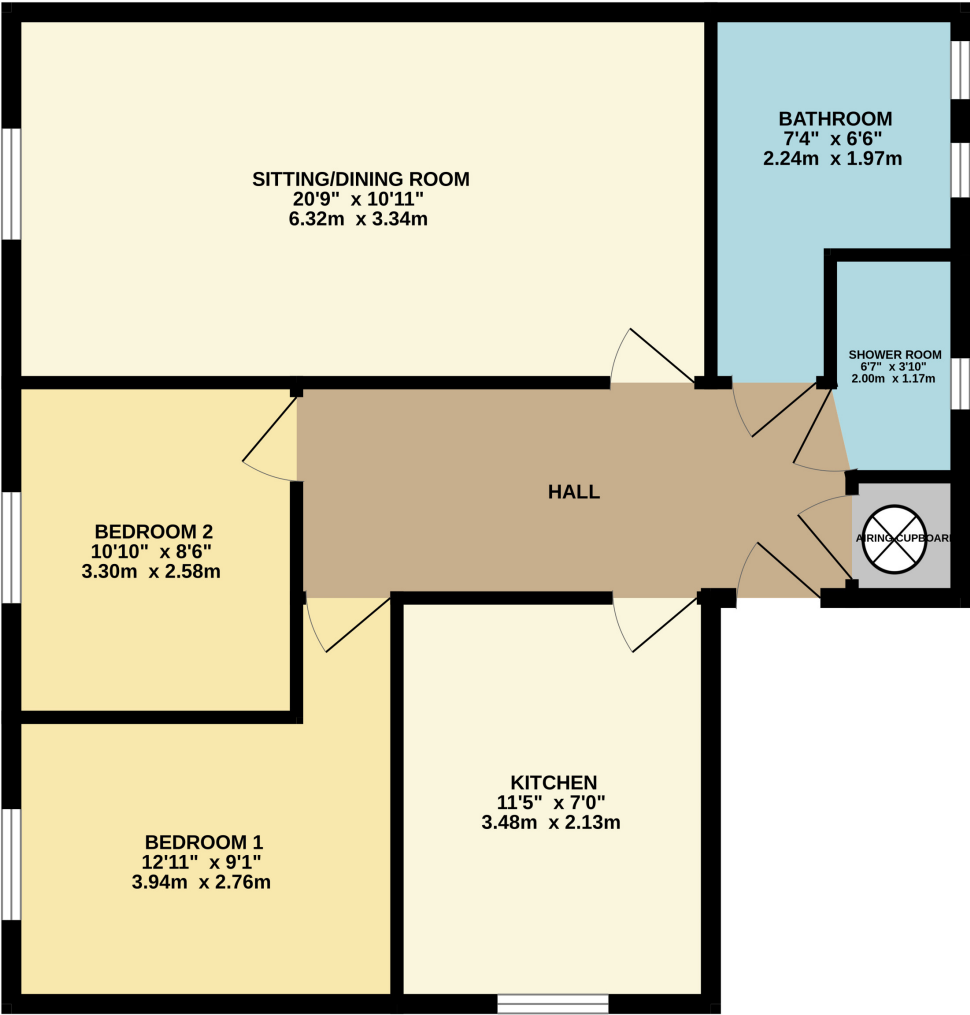
Council Tax Band: B

Local Authority: Dorset Council

Additional Information:For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

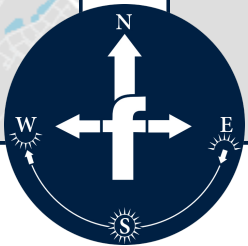
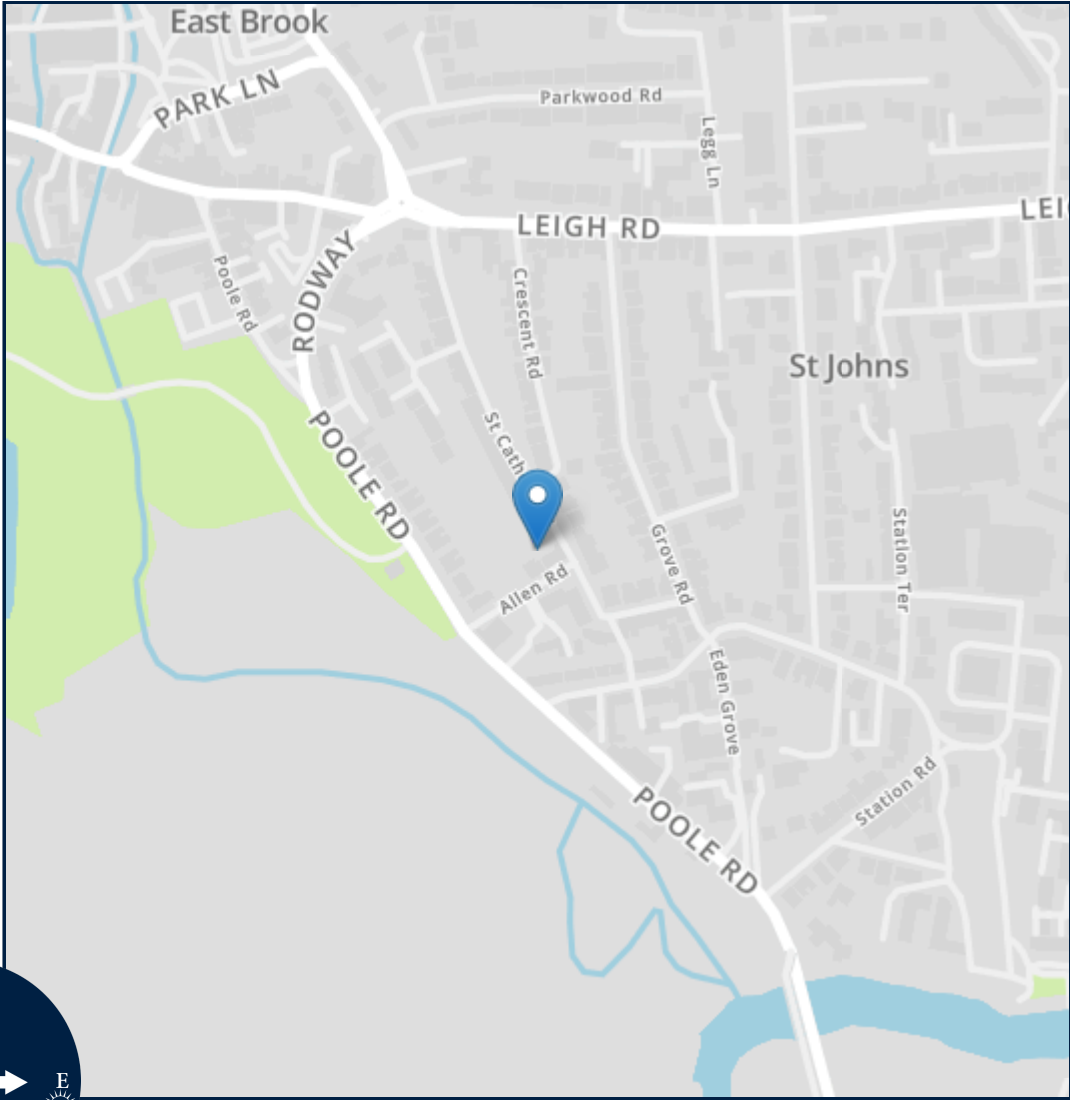
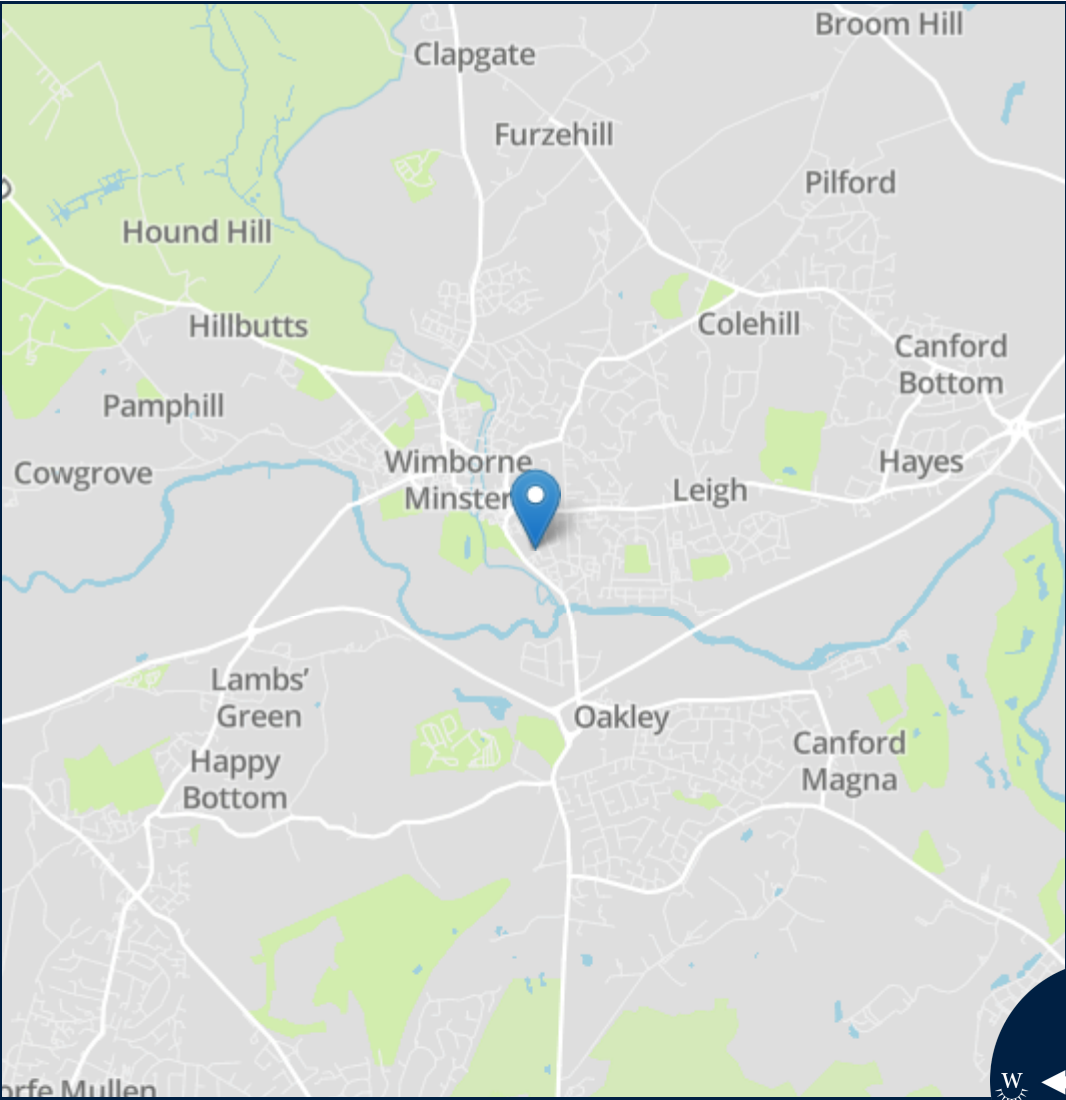


FIRST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000