



Asking Price

£279,950

Leasehold

POTTLE WALK, WIMBORNE BH21 2FD



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- ◆ GROUND FLOOR APARTMENT
- ◆ TWO DOUBLE BEDROOMS
- ◆ RIVER VIEWS
- ◆ ALLOCATED OFF ROAD PARKING

A delightful waterfront ground floor apartment with level front door access and a private, communal garden with an allocated parking space.

Room Description

The Pottle Walk development is positioned by the River Stour and close to the amenities of Wimborne town. The apartment has its own front door, fitted kitchen, family bathroom, two double bedrooms and a spacious open plan living area. The property is double glazed and has gas fired heating throughout.

Gardens and Grounds

The communal garden is surrounded by fencing with a side gate and an established hedge, which denotes the border of the garden. This apartment is the only property with direct access to this garden, which is primarily laid to lawn and south facing. Adjacent to the rear elevation of the building there is an allocated parking space conveyed with this property.

There is direct access to the water via the communal jetty for water activities and pathways for riverside walks. This is a rare opportunity to live in a beautiful, natural environment, yet with a vibrant town within level walking distance.

Extra Information: 125 years commencing on and including 1 January 2012.

Service Charge Details: £1242.48 per annum

Ground Rent Details: £500 per annum - (NB: This amount will decrease to £250 - with new Government regulations being implemented from 2028).

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 dating back over 50 years 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: 629 sq ft (58.4 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: 1 allocated off road parking

Garden: Communal garden

Main Services: Electric, water, gas, drains, telephone

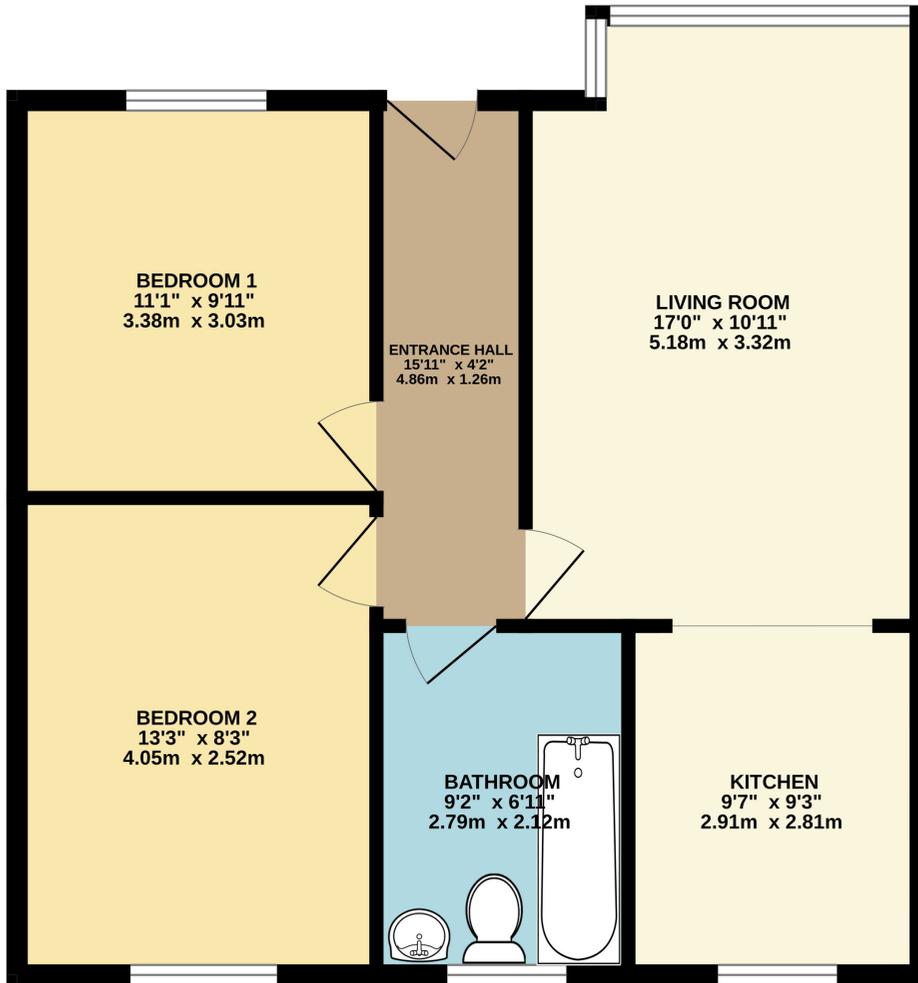
Local Authority: Dorset Council

Council Tax Band: C

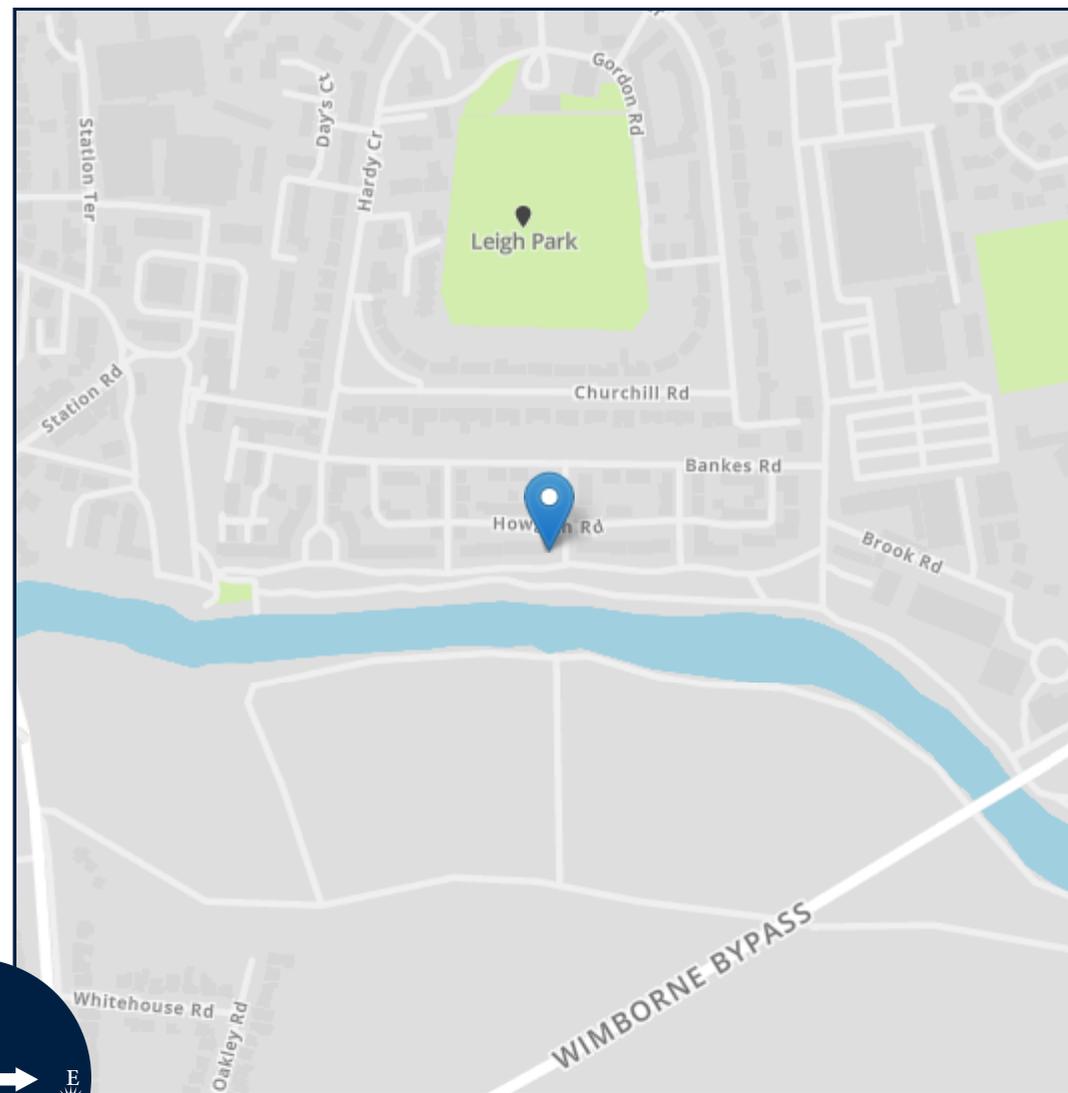
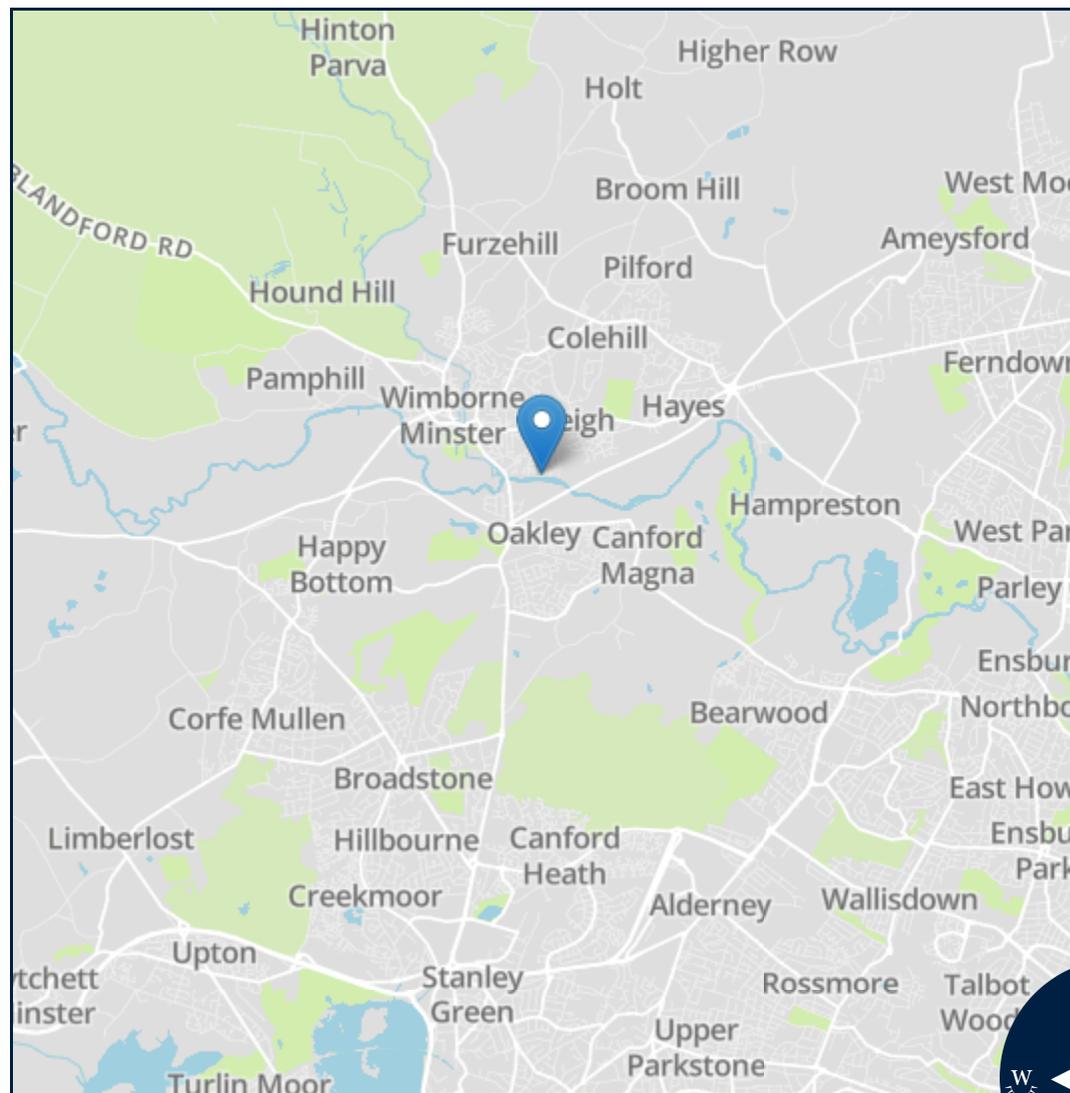
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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	83	83
(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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