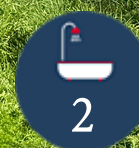


Asking Price

£287,500

Leasehold

POTTLE WALK, WIMBORNE, DORSET BH21 2FD



- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **GROUND FLOOR**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **EN-SUITE SHOWER ROOM**

A ground floor, two bedroom, purpose built apartment boasting two allocated off road parking spaces, direct river views and being offered without a forward chain. Sole Agents.

Property

The Rivers Edge development was completed by Charles Church Homes in 2017 and comprises a selection of one, two, three and four bedroom properties which all share a preferred location along the river Stour.

This particular property benefits from direct river views and the accommodation comprises of an open plan living room with kitchen, two double bedrooms, one with an en-suite shower room and a further family bathroom. The home is entirely double glazed and has gas fired heating.

Garden and Grounds

There are two allocated car parking spaces conveyed with the property.

Lease: 125 years from 01/08/2012

Annual Service Charge: £1,443.63

Ground Rent: £250.00

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: 753 sq ft (69.9 sq m)

Heating: Gas fired

Glazing: Double glazed

Main Services: Gas, electric, water and sewerage

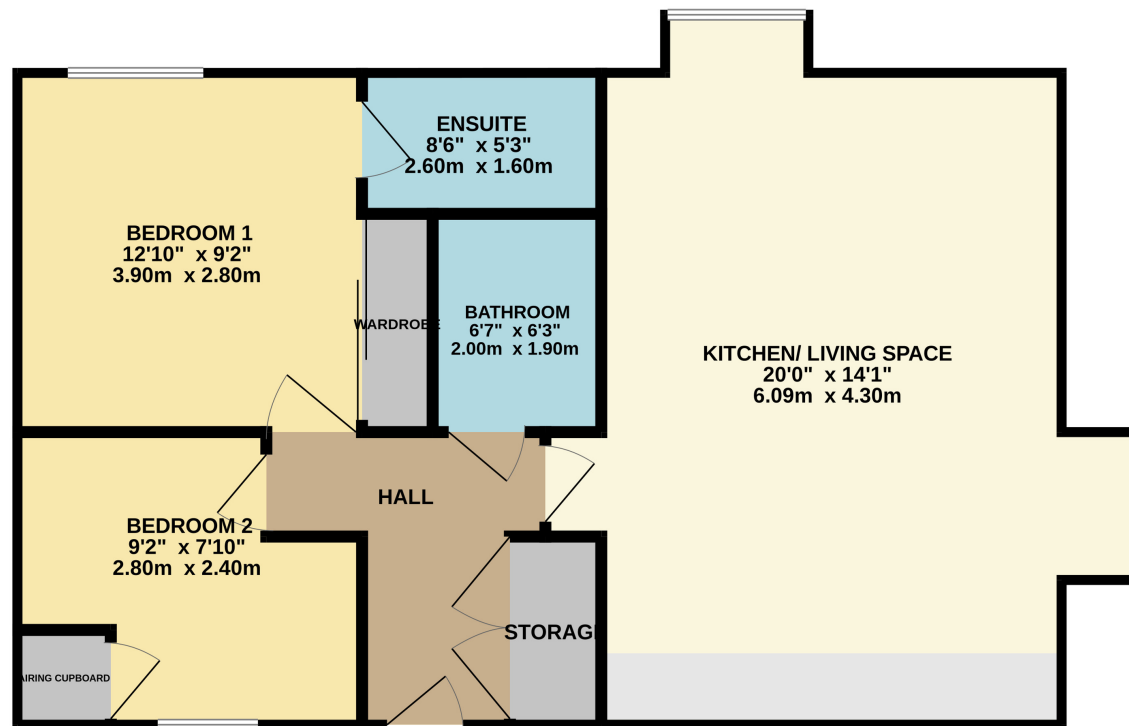
Local Authority: Dorset Council

Council Tax: Band D

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

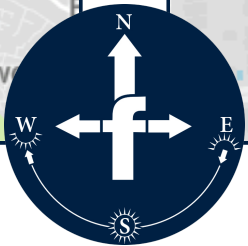
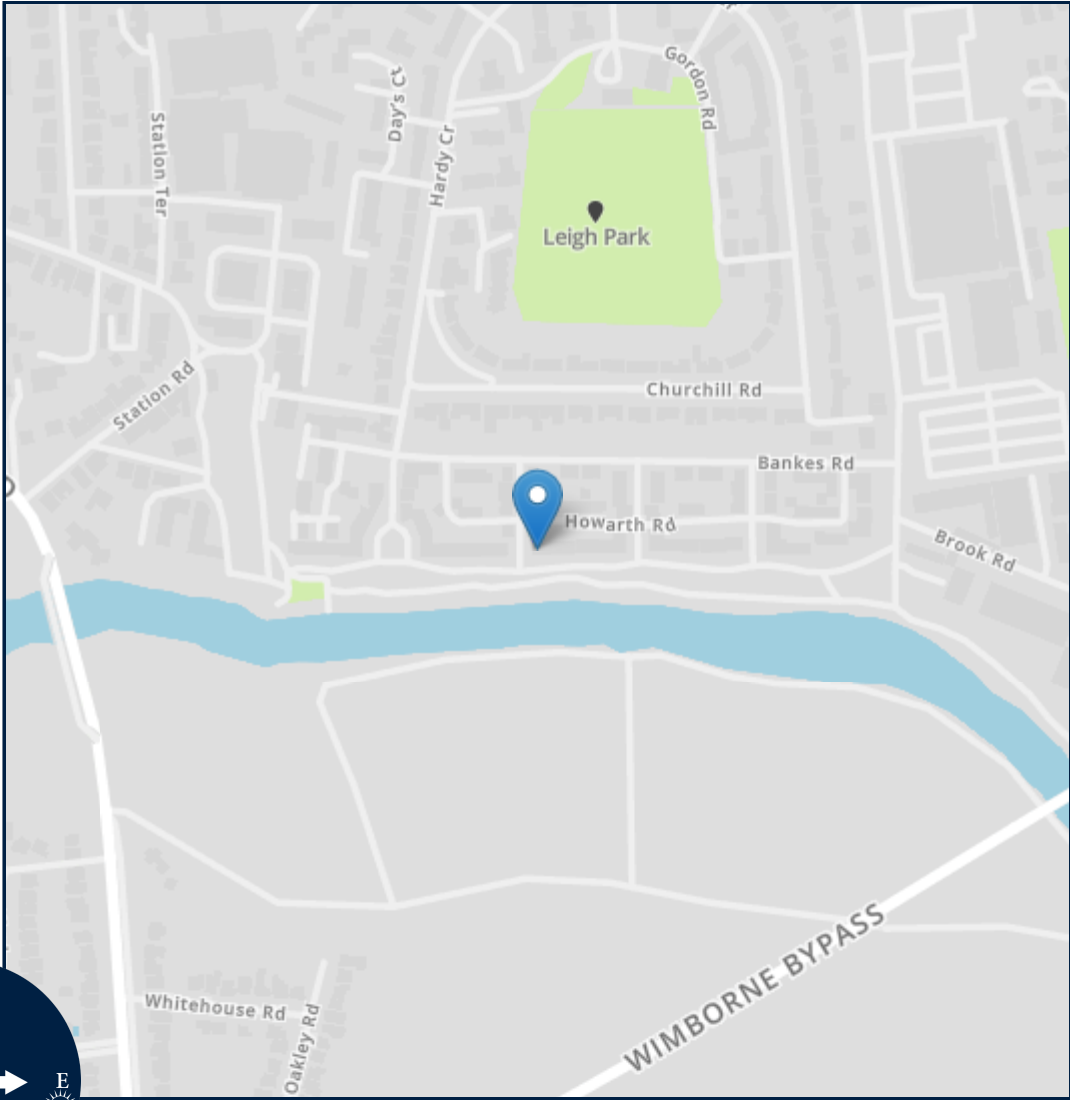
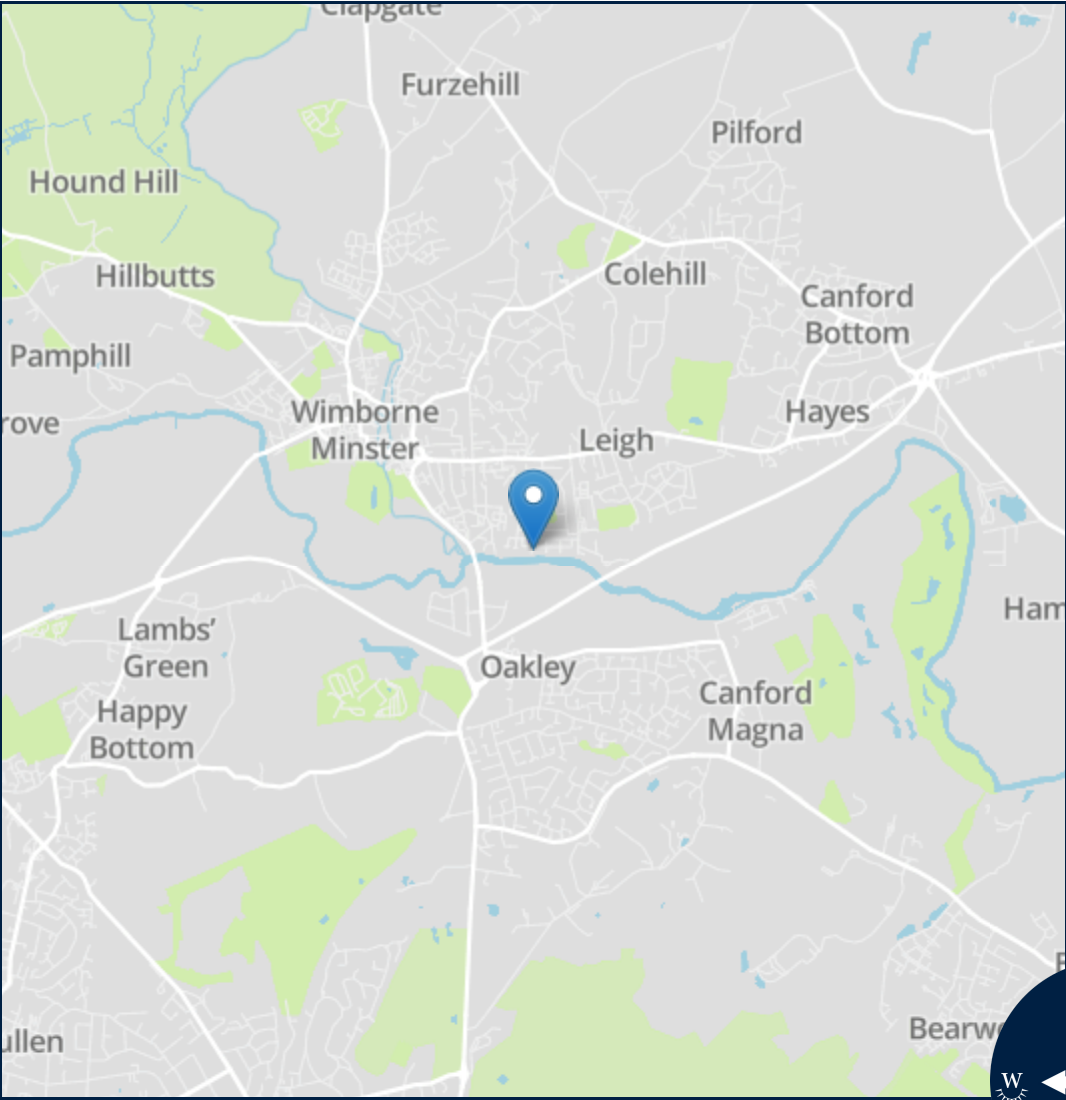


GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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	80	80
(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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