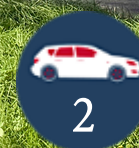
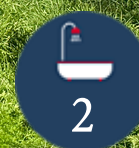


Asking Price

£295,000

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.

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.

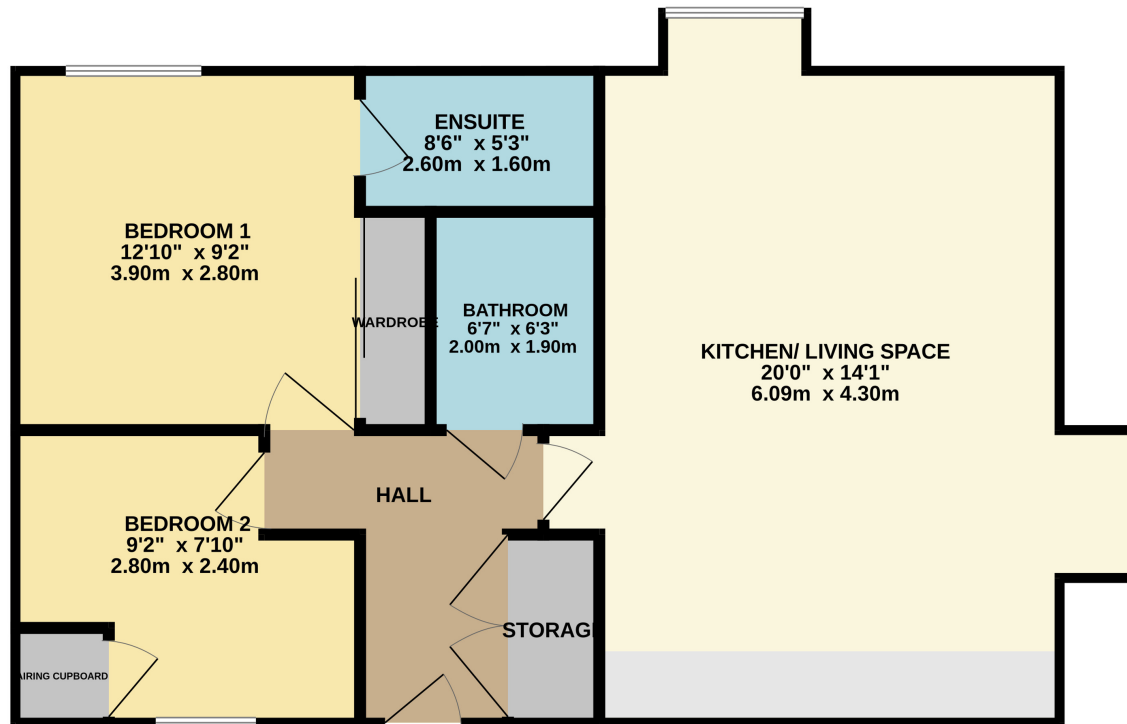
Size: Approx sq ft (sq m)
Heating: Gas fired
Glazing: Double glazed
Main Services: Gas, electric, water and sewerage
Local Authority: Dorset Council
Council Tax: Band D
Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

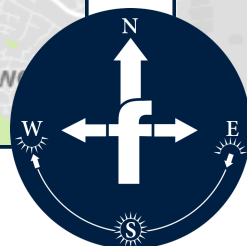
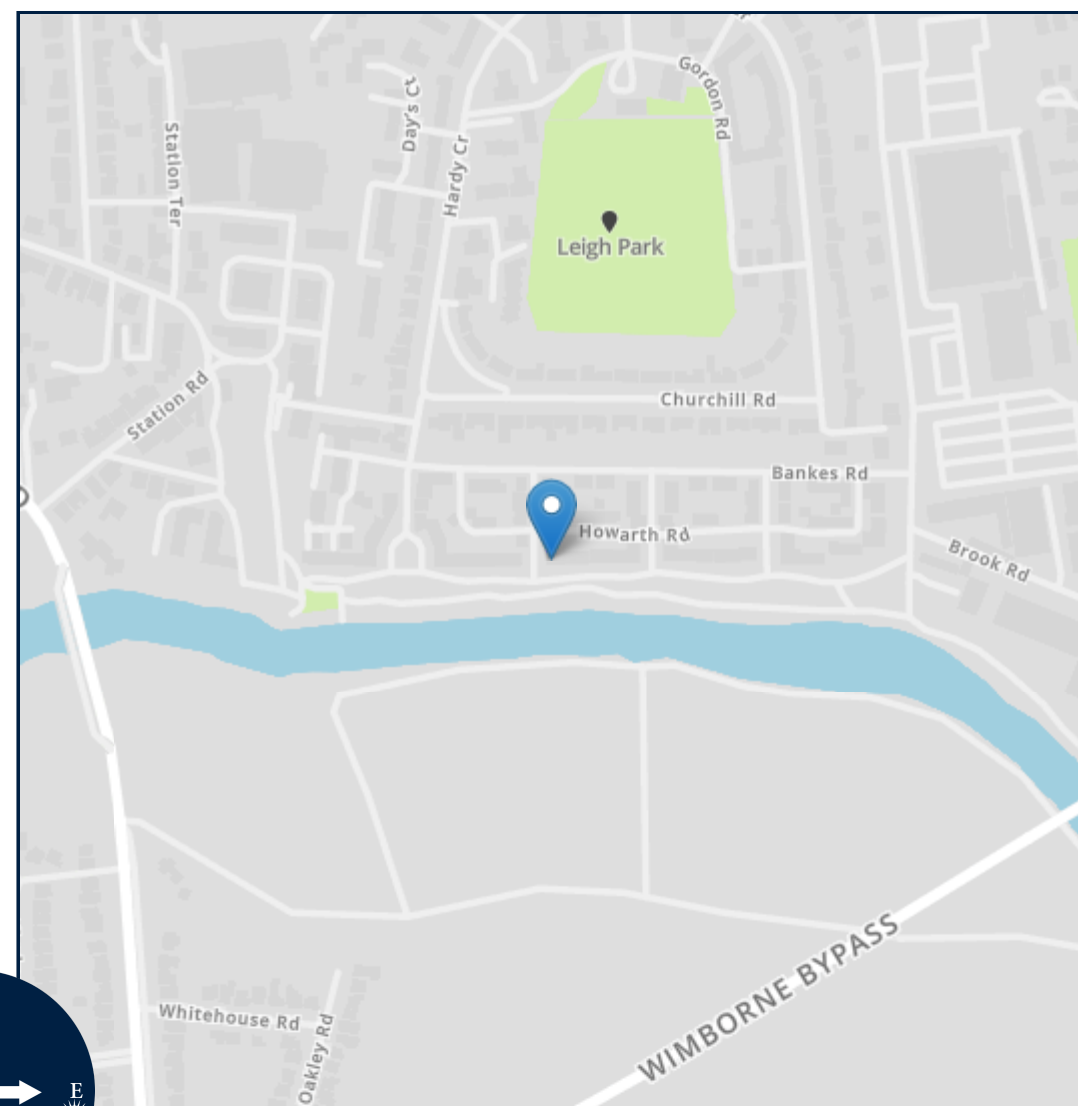
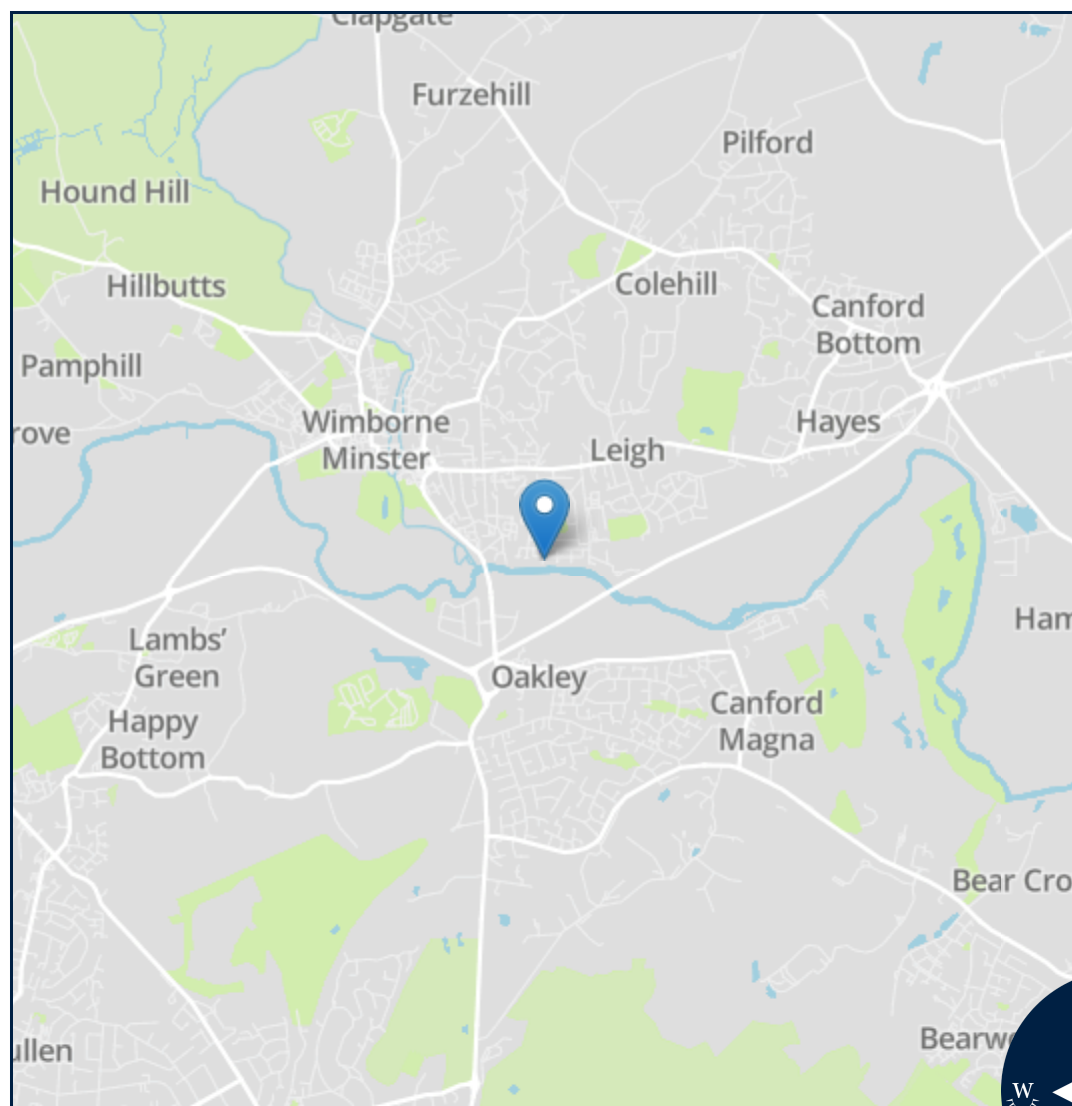


GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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