



Flat 10, Riversdale Allen Road, Wimborne, BH21 1BQ

£264,950

- Close To Wimborne Town Centre
- Share Of Freehold
- Modern Fitted Kitchen
- Two Double Bedroom First Floor Flat
- Low Level Purpose Built Block
- Garage and Further Parking
- Superb Condition Throughout
- Modern Bathroom and Cloakroom
- Oak and Glazed Paneled Internal Doors

Riversdale Allen Road, Wimborne BH21 1BQ

A superb two double bedroom purpose built first floor apartment located in a well run, small low rise block just a short distance from Wimborne Town Centre and scenic river walks. The property is very well presented and has a light and airy feel throughout with modern kitchen and bathroom fittings. Conveniently situated to all amenities, the property would be perfect as a first time buy or for someone downsizing, and is ready to move into.



Council Tax Band: B



Property Details

Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

Description

Accommodation comprises, Door to communal entrance with stairs to the first floor landing and front door to Flat 10, Entrance Hall, cupboard housing electric meters, Cloakroom, low level w.c. wash hand basin with vanity cupboard under, window to front. Kitchen, range of work surfaces with eye and low level storage

cupboards and draws, integrated oven and hob, space for further appliances, window to front aspect.

Living Room, a good size room with large window and open view to the rear, giving a bright and airy feel, feature granite fireplace and surround with inset living flame electric fire, door to Inner Hall, built in airing, hatch to loft space which is boarded. Bedroom One, range of built in mirror fronted wardrobes, window to rear

Bedroom Two, Built in wardrobes, window to front Bathroom, white suite with paneled bath, electric shower over, glazed screen, vanity wash hand basin, low flush w.c, window, fully tiled, heated towel rail.

Outside, Front garden, laid to lawn enclosed by mature hedging, path to block.

Rear, access to allocated Garage with further parking on a first come first served basis.

Tenure

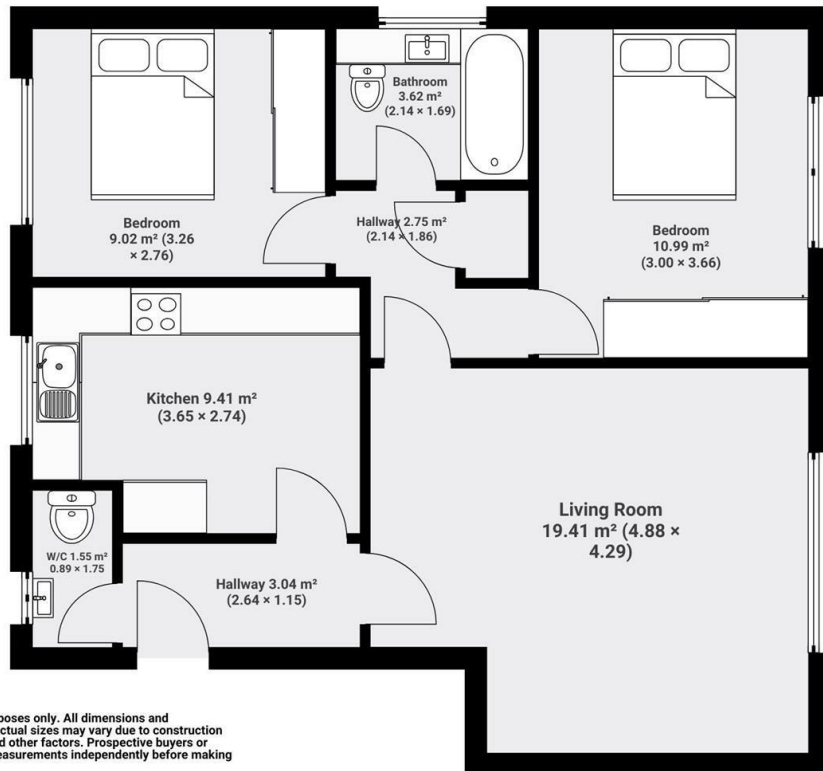
Share of Freehold

Maintenance £1800 per annum for 2026

Pets permitted



▼ 1st Floor TOTAL AREA: 60.43 m² 650.46sq ft



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.