

HEARNES

WHERE SERVICE COUNTS



Wimborne
Dorset, BH21 1HP

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LEASEHOLD PRICE: £375,000

A superb spacious two double bedroom first floor apartment with en suite to main bedroom and luxury fitted bathroom with two allocated parking spaces. The property was part of Phase one of the unique Wyatt Homes Riverside Development within a five minute walk from the town centre and also offers riverside walks all the way to Pamphill dairy and farm shop.

- Private video entrance system
- Spacious communal entrance hall with lift to first floor
- Generous size entrance hall with high quality wood effect flooring and three storage cupboards
- Spacious open plan kitchen/living/dining area with feature bay window overlooking the River and Julians Bridge. The kitchen is supplied by the local boutique living store in Wimborne and is finished with off white painted units with complementary white worktops, an induction hob, chimney style extractor hood, Neff smart oven and Neff combi microwave, integrated dishwasher, fridge freezer and washer dryer
- Two double bedrooms both with fitted wardrobes, the main bedroom with contemporary en suite shower room with matching floor and wall tiles, double shower, wash hand basin set in a vanity unit, illuminated mirror cupboard, wall mounted heated towel rail, wall mounted WC and window with side elevation
- Spacious contemporary family bathroom with matching floor and wall tiles, heated towel rail, wall mounted WC, wash hand basin set in a wall mounted vanity unit, bath with shower over and window to rear elevation
- Tenure: We understand from the vendor the apartment has a 999 year lease, with 995 years remaining
- Maintenance: We understand from the vendor maintenance is £1,140.94 per annum for cleaning, landscaping, maintenance and building insurance
- Two allocated parking spaces and visitor parking

The home is part of the unique Wyatt Homes Riverside Development built to a high standard with close attention to detail. Wyatt Homes is a well respected, privately owned Dorset based third generation company known for building high quality homes throughout Dorset.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

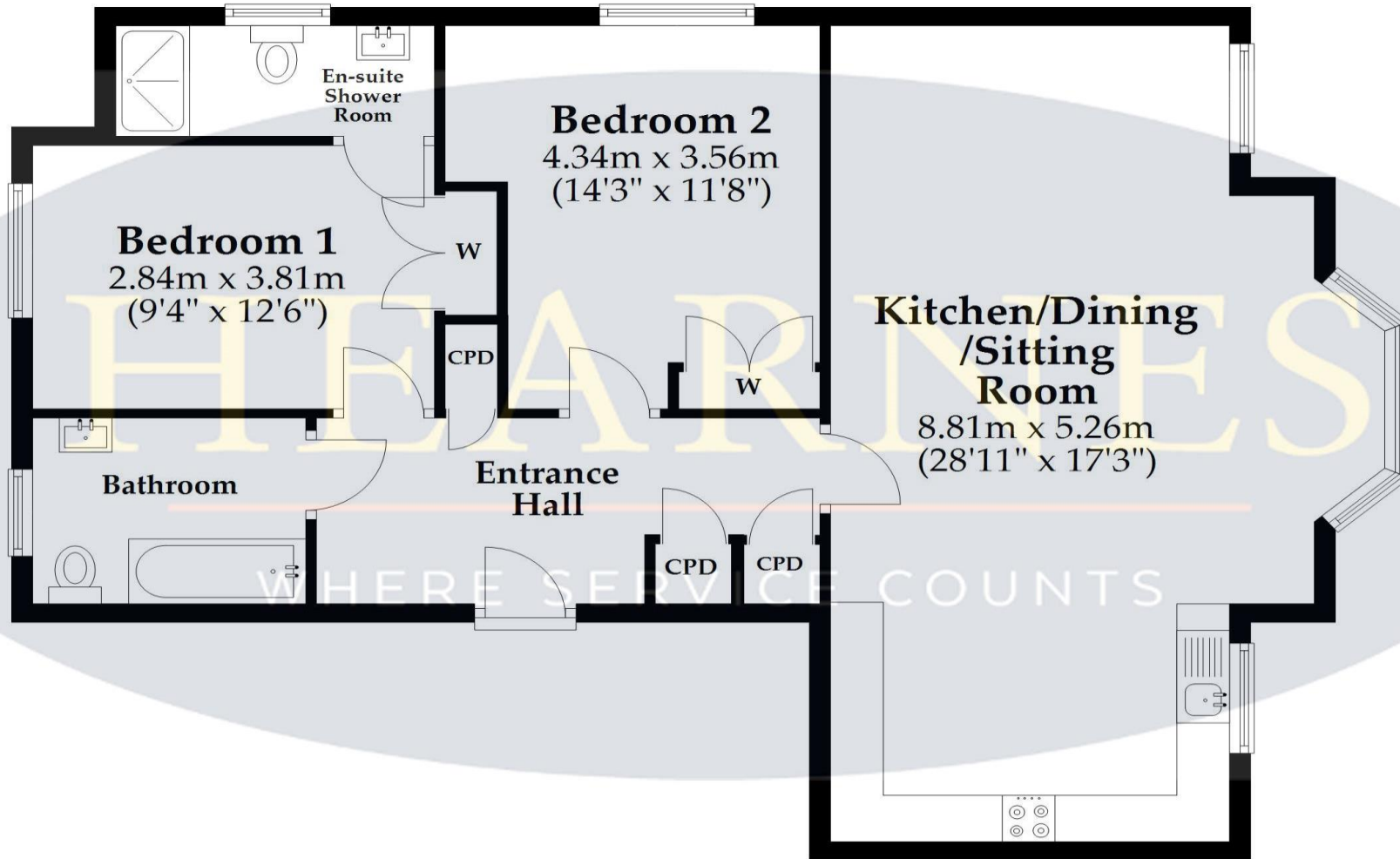




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 84.8 sq. metres (912.6 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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