

# HEARNES

WHERE SERVICE COUNTS



Bike  
store

Wimborne, Dorset, BH21 1HP

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## LEASEHOLD PRICE: £365,000

A superbly spacious two bedroom two bathroom ground floor apartment located within walking distance of Wimborne town centre. This home is part of the premier Wyatt Homes Riverside development completed in 2020.

- A generous communal entrance hall with secure video entry phone system provides access to the ground floor apartment
- Entrance hall with light grey tiled floor, storage cupboards and a utility cupboard with plumbing for washing machine and Titon ventilation system providing the entire apartment with filtered fresh air from outside preventing condensation
- Generous size contemporary open plan kitchen/living/dining room with dual aspect providing plenty of light. The kitchen is finished in a range of matt grey units with a complementary granite effect floor top and tiled floor, smart Neff oven and microwave, induction hob and chimney style hood, integrated fridge freezer and dishwasher and built-in coffee machine. The living area offers a luxury light grey carpet with a range of wall mounted underlit fitted furniture offering extra storage
- Contemporary family bathroom including a shower over the bath wall mounted wash hand basin set in a vanity unit, WC, heated towel rail, large mirror and tiled floor
- Two generous double bedrooms both with feature bay windows the main bedroom includes a walk-in wardrobe and en suite shower room with a double shower wall mounted wash hand basin set in a vanity unit, wall mounted WC, heated towel rail and tiled floor
- Outside: the apartments have two allocated parking spaces and two visitor spaces with additional bike storage. The property also benefits from solar panels to heat and light communal areas.
- The maintenance fees we understand from the vendor are approximately £1,899.50 per annum
- Ground rent & Lease: We understand from the vendor is a peppercorn rent of £1 per annum and the lease has 995 years remaining

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

EPC RATING: B COUNCIL TAX BAND: D

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.

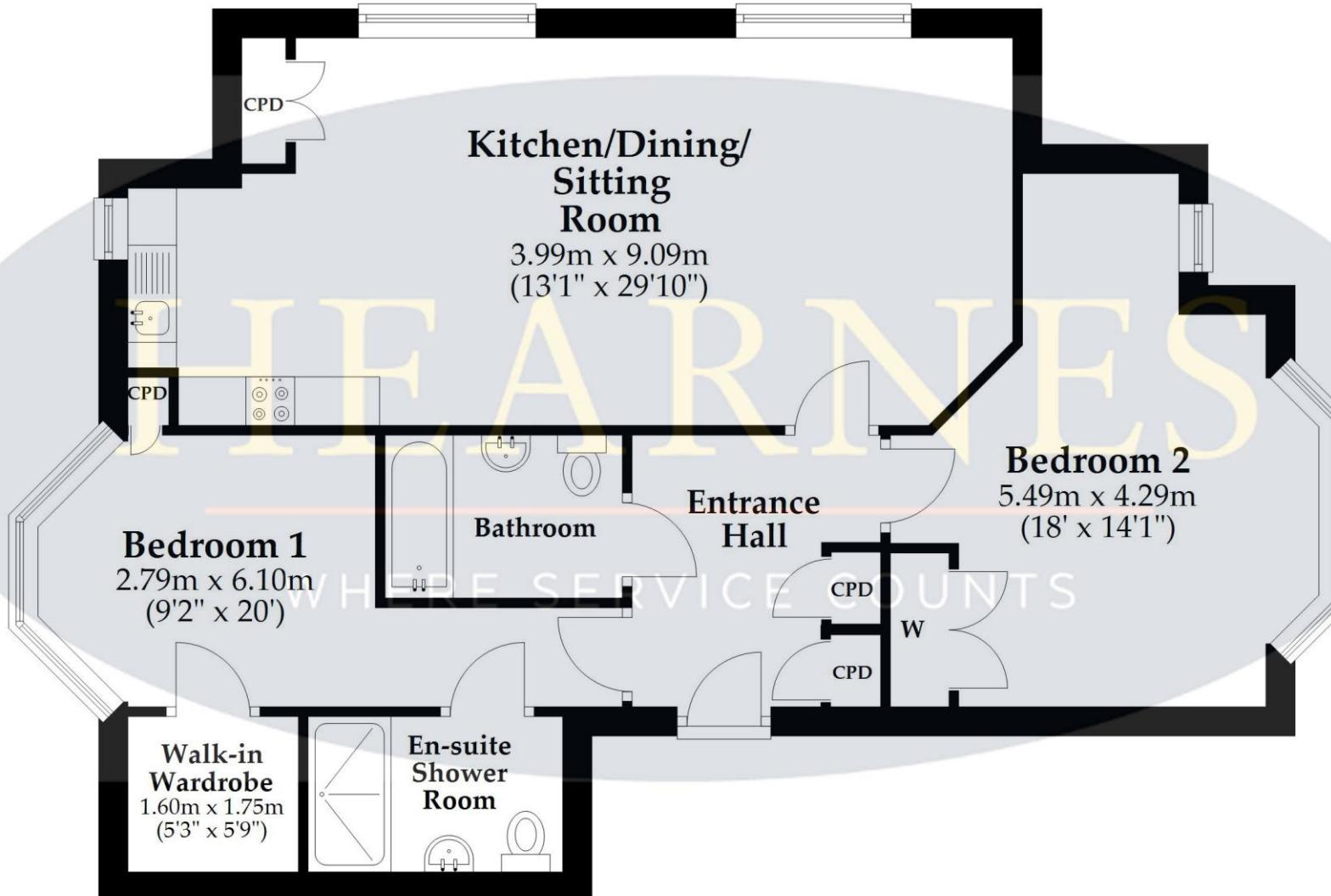




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

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



Within half a mile



Within half a mile



Bike Store





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