



19 RYAN WAY, WIMBORNE, DORSET, BH21 2FJ  
**£335,000 LEASEHOLD**

## **A MODERN 2 DOUBLE BEDROOM, 2 BATHROOM MAISONETTE ON A POPULAR RESIDENTIAL DEVELOPMENT ON THE BANKS OF THE RIVER STOUR, CLOSE TO DELIGHTFUL RIVER WALKS, AND JUST OVER A MILE'S LEVEL WALK FROM WIMBORNE TOWN CENTRE.**

### **SUMMARY:**

This attractive, contemporary style property offers spacious, well proportioned accommodation and benefits from lovely river views, gas central heating, UPVC double glazing, a cloakroom, 3 allocated parking spaces, and is connected to all mains services. The Waters Edge development was built by Charles Church.

LEASE: 125 years (from TBC). MAINTENANCE: (TBC). GROUND RENT: (TBC).

The communal entrance door has a security entryphone system, and stairs lead to the first floor.

### **AT A GLANCE**

- 2 double bedrooms
- 2 bathrooms and a cloakroom
- 3 allocated parking spaces
- Delightful views
- Just over a mile's level walk from Wimborne town centre.





## DESCRIPTION:

The front door to number 19 opens through to a reception hall where there are 2 useful storage cupboards (with appliance space and shelving), and a cloakroom. The well presented kitchen/breakfast room enjoys an outlook over the communal gardens, comprises an excellent range of units, worktops, integrated AEG washer/dryer, AEG oven, 4-burner gas hob with extractor over, cupboard housing the boiler, and space for fridge/freezer. The spacious, light and airy lounge/dining room features a box widow in the lounge area with lovely views over the communal gardens and the River Stour, and a useful storage cupboard housing the fuse board. The dining area also features a window having delightful views.

From the reception hall, a staircase leads to a landing which has a Velux window, ideal space for a desk, and 2 useful storage cupboards. The main bedroom enjoys wonderful views over the communal gardens and the River Stour, with a fitted single wardrobe, loft hatch, and an en suite shower with a double sized shower tray, wash basin and radiator. Bedroom 2 is a good sized double bedroom again with lovely views, and there is a family bathroom.





Outside, the property has 3 allocated parking spaces, and there are communal grounds.

### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

### COUNCIL TAX:

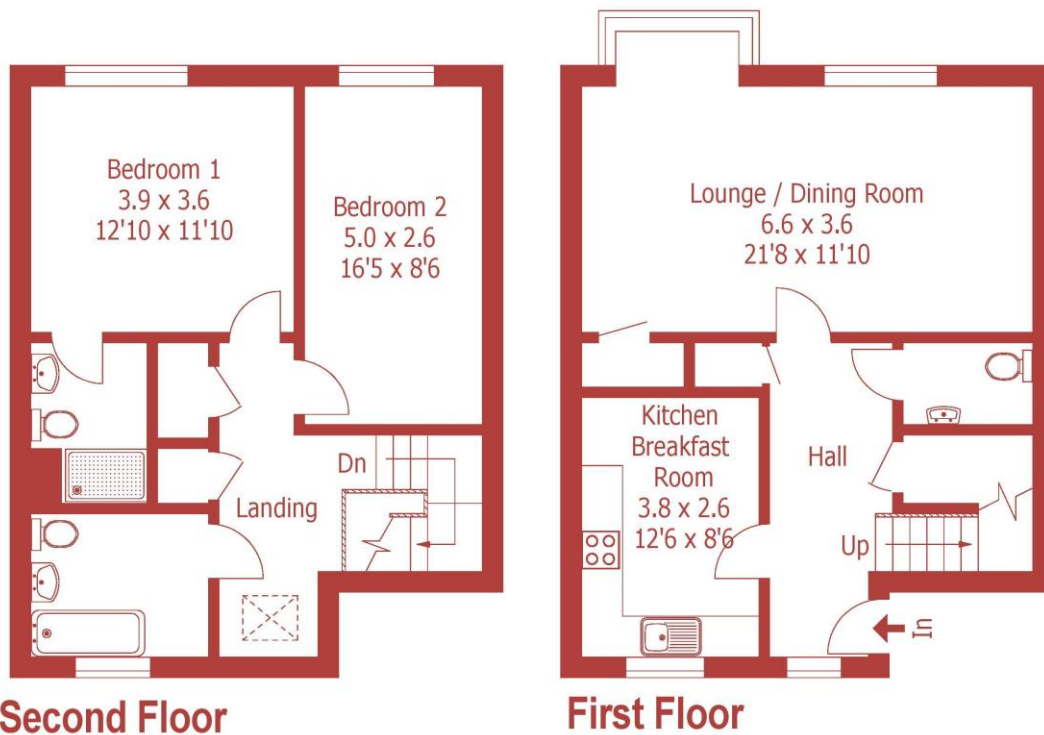
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### DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. At the next traffic lights, turn right into Brook Road. At the far end, turn right onto the Charles Church development, and take the second turning on the left into Ryan Way.



Approximate Gross Internal Area :- 76 sq mt / 824 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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