



FLAT 10, RIVERSDALE, ALLEN ROAD, WIMBORNE, DORSET, BH21 1BQ
£269,950 LEASEHOLD

A WELL APPOINTED AND SPACIOUS, PURPOSE-BUILT 2 DOUBLE BEDROOM FIRST FLOOR FLAT IN A SMALL COMPLEX SET IN A CONVENIENT POSITION AT THE EDGE OF WIMBORNE TOWN CENTRE, WITH A CLOAKROOM AND A GARAGE.

SUMMARY:

Refurbished in recent years, and well maintained, the property offers a modern kitchen, bathroom and cloakroom, an electric (radiator) central heating system, replacement UPVC double glazing, feature oak internal doors, and a garage in a block. The building is set in attractively landscaped communal gardens.

AT A GLANCE

- 2 double bedrooms
- Modern kitchen, bathroom and cloakroom
- Garage in a block
- Convenient position at the edge of Wimborne town centre
- Spacious sitting room



DESCRIPTION:

From the communal entrance hall, stairs lead to the first floor. A front door to the flat leads through to the reception hall, with a meter cupboard, and a cloakroom (with concealed cistern WC, and a vanity unit wash hand basin). There is an attractive, contemporary kitchen with a good range of Shaker style units, built-in single oven, hob with extractor over, integrated washing machine, quality working surfaces, and space for fridge/freezer. The spacious, light and airy sitting room has a feature fireplace with inset electric fire, picture window and space for table and chairs.

From the sitting room, a glazed door leads to an inner hall with an airing cupboard. There are 2 double bedrooms with fitted wardrobes, and a modern bathroom comprising a bath (with shower over and glazed shower screen), concealed cistern WC, and vanity unit wash hand basin.

The property is set in attractively landscaped and well kept communal gardens. A driveway provides access to a residents' and visitors' parking area, and the flat is conveyed with a garage in a block.



Lease: Remaining 143 years. Management Agency: Minster Properties. Maintenance: Approximately £2,200 per annum. Peppercorn ground rent.

LOCATION:

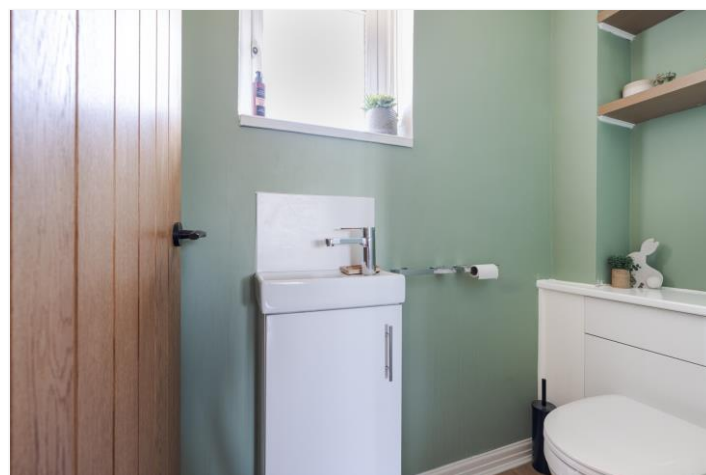
Riversdale is set in a convenient location within level walking distance of the town centre. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and 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:

Band B

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road. Just before the Coach & Horses pub, turn left into Allen Road, and Riversdale is at the far end, on the right hand side.



Approximate Gross Internal Area :- 76 sq mt / 816 sq ft
 Garage Approximate Gross Internal Area :- 12 sq mt / 128 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		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

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