



17 RYAN WAY, WIMBORNE, DORSET, BH21 2FJ    £260,000 LEASEHOLD

## A MODERN 2 DOUBLE BEDROOM, 2 BATHROOM FIRST FLOOR FLAT 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 flat offers spacious, well proportioned accommodation and benefits from lovely river views, gas central heating, UPVC double glazing and 2 allocated parking spaces. The Waters Edge development was built by Charles Church.

### AT A GLANCE

- Modern development with lovely river views
- 2 double bedrooms
- Contemporary kitchen/dining/living area
- Bathroom & en suite shower room





## DESCRIPTION:

The communal entrance door has a security entryphone system, and stairs lead to the first floor. The front door to number 17 opens into an L-shaped reception hall with built-in coat and storage cupboards. The living room features a square bay window giving a delightful outlook over the River Stour.

The open plan kitchen/breakfast area features an excellent range of units and worktops, integrated AEG gas hob, cooker hood, Electrolux electric oven, washing machine, space for fridge-freezer, space and plumbing for dishwasher, and Glow Worm gas central heating boiler.

There are 2 double bedrooms, one of which has an en suite shower room, and a family bathroom.

Outside, the property has 2 allocated parking spaces, and there are communal grounds.

LEASE: 112 years remaining.

MAINTENANCE: Approximately £2,300 per annum.





## 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.

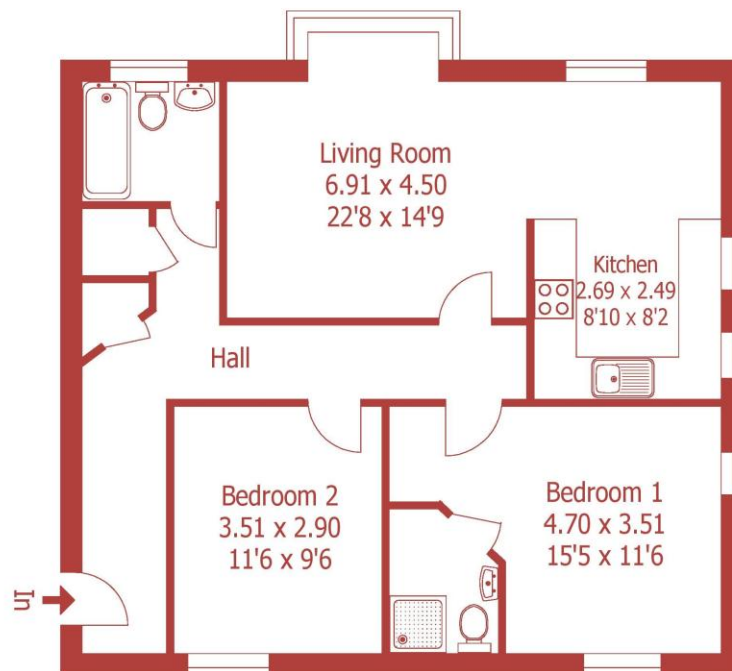
**COUNCIL TAX:** Band C

## 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 :- 72 sq m / 781 sq ft



For identification purposes only, not to scale, do not scale  
Drawn 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95+)		
B (81-91)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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