



FLAT 6 RIVERSDALE, ALLEN ROAD, WIMBORNE, DORSET, BH21 1BQ
£259,500 LEASEHOLD

A WELL PRESENTED, SPACIOUS, PURPOSE-BUILT 2 DOUBLE BEDROOM, 2 BATHROOM FIRST FLOOR FLAT IN A SMALL COMPLEX SET IN A CONVENIENT POSITION AT THE EDGE OF WIMBORNE TOWN CENTRE.

SUMMARY:

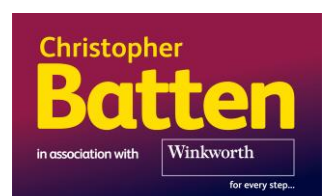
Refurbished in recent years, and well maintained, the property offers a modern kitchen, bathroom and shower room, an electric (radiator) central heating system, replacement UPVC double glazing, and a garage in a block. The building is set in attractively landscaped communal gardens.

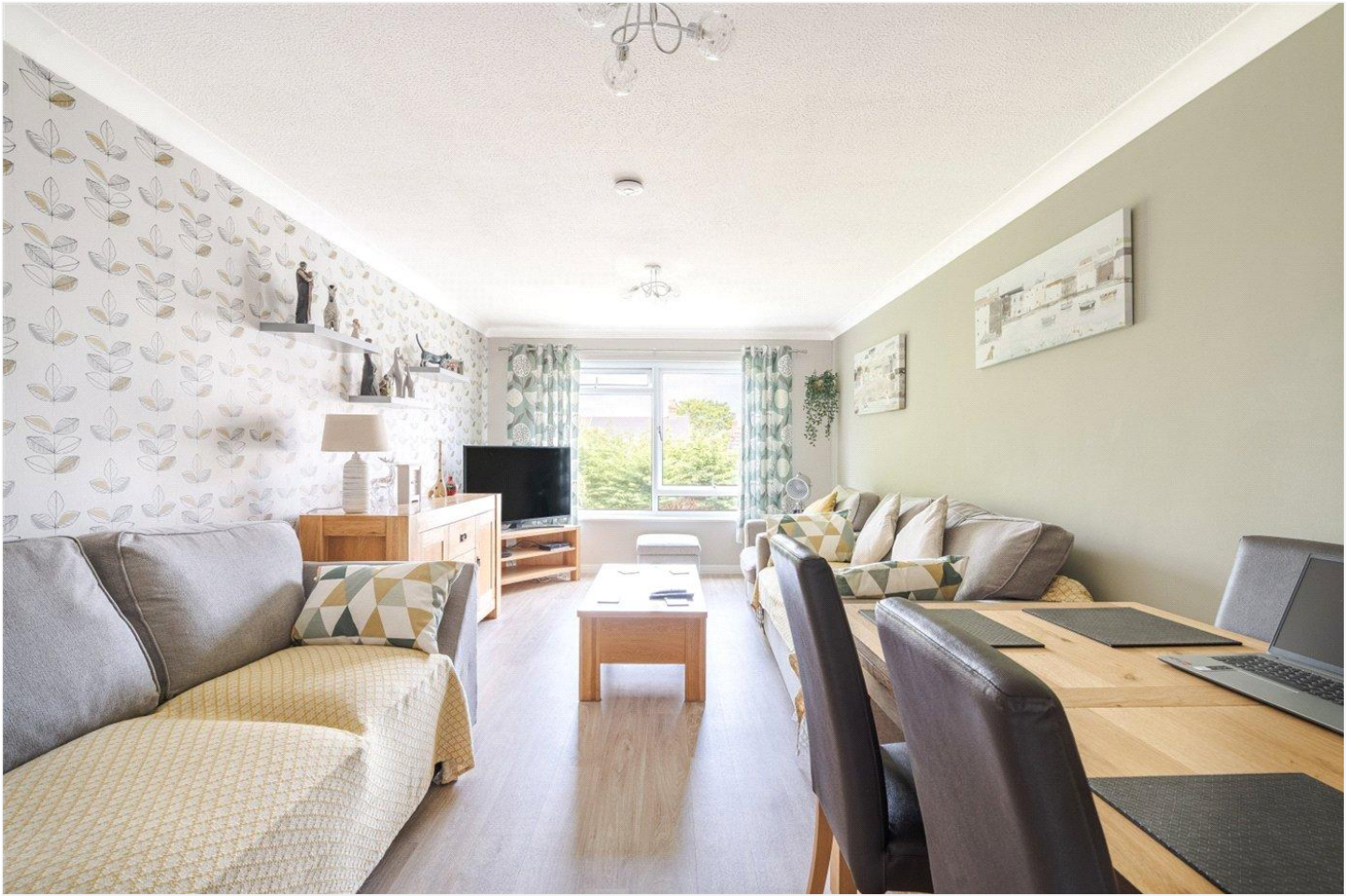


AT A GLANCE

- Well presented and spacious
- 2 double bedrooms
- Set in a convenient position at the edge of the town centre
- Garage in a block
- Modern kitchen, bathroom and shower room

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DESCRIPTION:

An entrance door and hallway serve just 2 flats, with stairs leading to the first floor. Flat 6 has a spacious reception hall with a loft access (with retractable ladder and fitted light), a meter cupboard, an airing cupboard and an updated electrical consumer unit. There is a shower room with shower cubicle, WC and towel radiator.

The spacious sitting/dining room has high quality hardwearing vinyl flooring, and a picture window to the front. The modern kitchen has an excellent range of units and worktops, Bosch induction hob, extractor, electric double oven, space for under-counter fridge and freezer, and space and plumbing for washing machine.

Both of the bedrooms have double wardrobes, and the bathroom comprises corner bath, wash basin, WC, towel radiator and fitted cupboards.

The property is set in attractively landscaped and well kept communal gardens. A driveway provides access (on a 'first come, first served' basis) to a residents' and visitors' parking area, and the flat is conveyed with a garage in a block, which has power and an up-and-over door.



Lease: 189 years from 1972. Management Agency: Minster Properties. Maintenance: £158 per month.

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

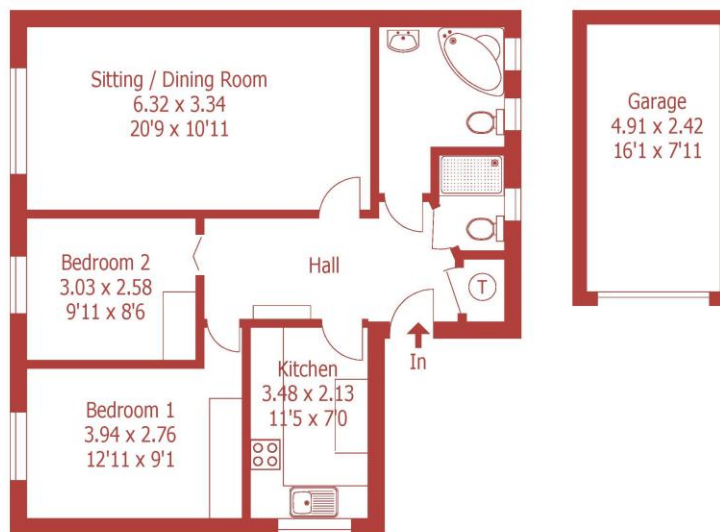
DIRECTIONS:

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.

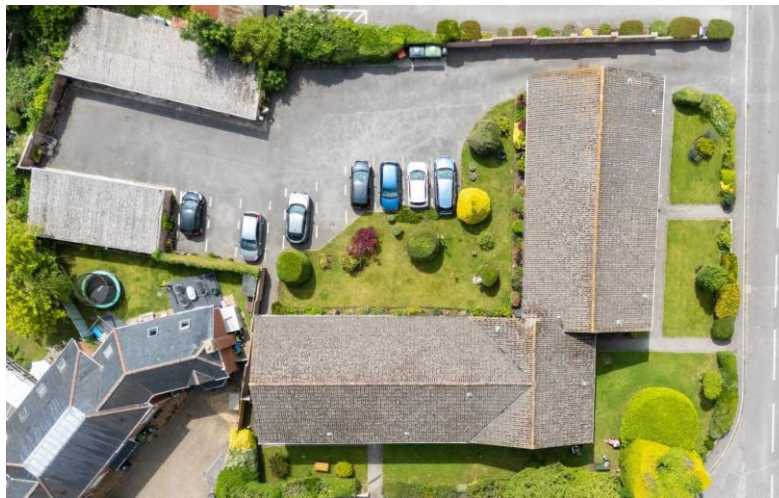




Approximate Gross Internal Area :- 67 sq mt / 718 sq ft
Garage Approximate Gross Internal Area :- 12 sq mt / 128 sq ft



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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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