



FLAT 3 STOUR WALK, POOLE ROAD, WIMBORNE, DORSET, BH21 1PZ
£190,000 LEASEHOLD

A NEWLY PAINTED AND CARPETED 2 BEDROOM FIRST FLOOR APARTMENT, FOR SALE WITH NO FORWARD CHAIN, IN A PURPOSE-BUILT BLOCK ENJOYING LEVEL ACCESS TO WIMBORNE TOWN CENTRE.

SUMMARY:

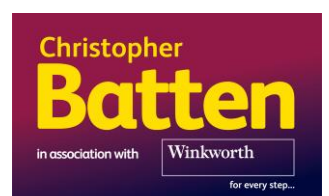
The property benefits from residents' parking, electric storage heaters and UPVC double glazed windows.



AT A GLANCE

- NO FORWARD CHAIN
- Level access to Wimborne town centre
- Bright living room
- 2 well proportioned bedrooms
- Kitchen/breakfast room

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DESCRIPTION:

From the communal entrance hall, stairs lead to the first floor. The front door to Flat 3 leads to a spacious entrance hall with a cupboard housing the fusebox and coat hooks. A frosted glazed door leads to a bright living room with an outlook to the front.

The kitchen/breakfast room has a rear aspect and features modern white gloss units, contrasting black worktops, stainless steel sink, built-in electric oven and hob, and space for washing machine.

There are 2 well proportioned bedrooms, one of which has alcove shelving, and the bathroom is fitted with a white suite comprising bath (with shower and screen over), wash basin and WC, and has a towel rail, fully tiled walls, and a cupboard housing the hot water tank.

TENURE: Leasehold.

LEASE: 138 years.

FREEHOLDER: Evergreen Properties Ltd.

MANAGING AGENTS: Symonds & Sampson.

SERVICE CHARGE: £1124.00 for the year ending 24.06.26.



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:

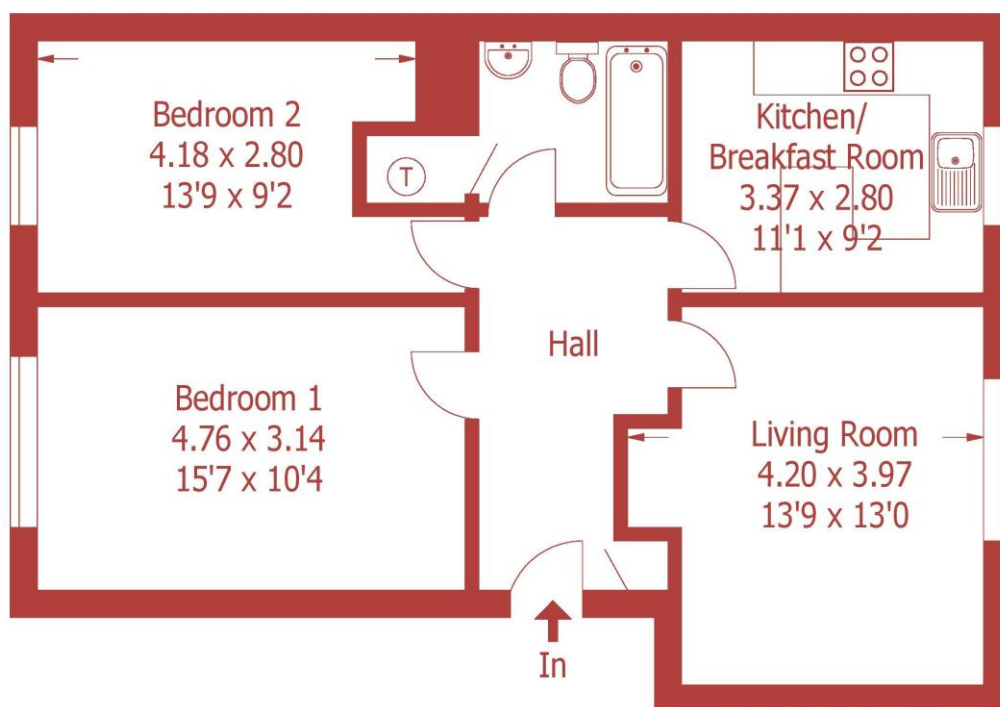
Band B

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road, passing The Coach & Horses pub on the left. Stour Walk can be found on the left hand side, just before Station Road and Canford Bridge.



Approximate Gross Internal Area :- 68 sq mt / 727 sq ft



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

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	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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