

EDWARDS
ESTATE AGENTS



RYAN WAY
WIMBORNE, BH21 2FJ

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GUIDE PRICE £255,000

- 1st FLOOR MODERN DEVELOPMENT
- POPULAR RESIDENTIAL DEVELOPMENT
- LOVELY VIEWS OVER THE RIVER STOUR
- CONTEMPORARY KITCHEN/DINING/LIVING AREA
- 2 ALLOCATED PARKING SPACES
- 2 DOUBLE BEDROOMS
- BATHROOM & ENSUITE SHOWER ROOM
- SECURITY ENTRYPHONE SYSTEM
- LEVEL WALK FROM WIMBORNE TOWN CENTRE
- COMMUNAL GARDENS

This modern first-floor flat offers two spacious double bedrooms and two well-appointed bathrooms, this property is perfect for individuals, couples, or small families seeking a contemporary living space.

The flat is part of the attractive Waters Edge development, built by Charles Church, and is situated on the picturesque banks of the River Stour. Residents can enjoy scenic river walks right on their doorstep, while the vibrant town centre of Wimborne, just over a mile away, boasts a charming market square filled with independent shops, national retailers, and a variety of pubs and restaurants. The Tivoli theatre and the historic Minster church add to the town's cultural appeal, making it a wonderful place to live.



Inside, the flat features a welcoming L-shaped reception hall with built-in storage, leading to a bright living room that showcases a square bay window with lovely views of the river. The open-plan kitchen and breakfast area is well-equipped with modern appliances, including an integrated AEG gas hob, cooker, and Electrolux electric oven.

Both double bedrooms are generously sized, with the master bedroom benefiting from an ensuite shower room, while a family bathroom serves the rest of the flat. Additional features include gas central heating, UPVC double glazing, and two allocated parking spaces.

The communal entrance is secured with an entryphone system, and residents can also enjoy bike storage and well-maintained communal grounds. With easy access to the stunning Dorset coastline and the beautiful surrounding countryside, this flat offers an exceptional opportunity to embrace a relaxed lifestyle in a vibrant community.

Additional Information

Energy Performance Rating: B

Council Tax Band: C

Tenure: Leasehold

Lease Years: 125 with 111 years remaining

Annual Ground Rent: £500

Annual Service Charge: £2,136

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park 2 allocated spaces

Utilities: Mains electricity, mains gas, mains water

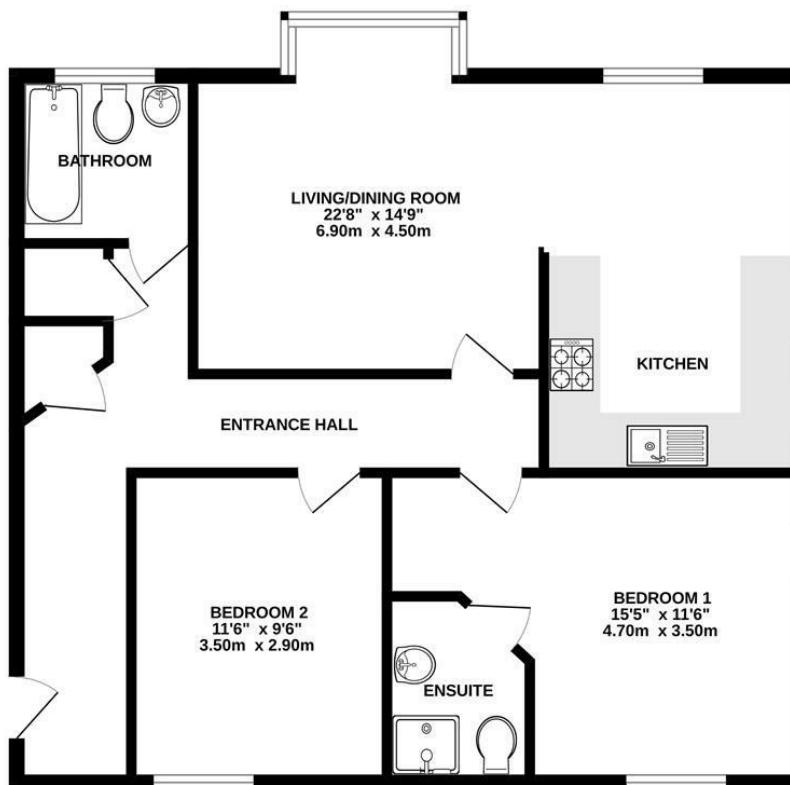
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



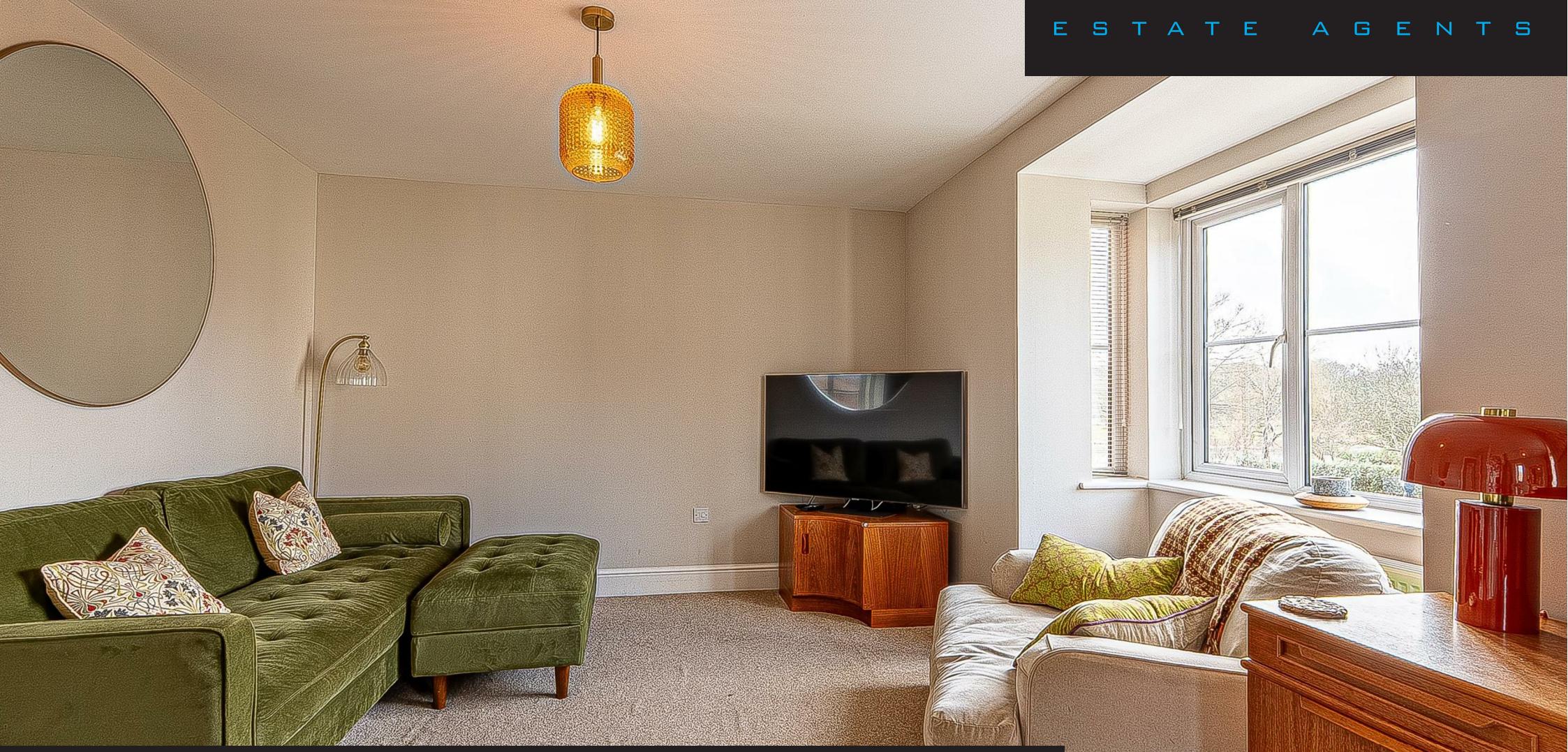
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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