



Asking Price

£189,950

Leasehold

BROOK ROAD, WIMBORNE BH21 2FL



- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **ONE BEDROOM**
- ◆ **TOP FLOOR (SECOND)**
- ◆ **VIEWS ACROSS THE RIVER STOUR**

A top floor (second) one bedroom, purpose built apartment overlooking the River Stour and within close proximity to the town centre and being offered with allocated off road parking, communal bicycle store and entry phone system.

Property Description

Charmond House sits at the easterly edge of the Waters Edge development completed by Charles Church in 2017 and comprises a selection of one and two bedroom homes. This particular property is situated on the top floor (2nd) and the accommodation comprises an open plan living room and kitchen, double bedroom and family bathroom. Furthermore, the home benefits from gas fired heating and is double glazed throughout.

Gardens and Grounds

There is an allocated parking bay and space within a communal bicycle store within the building.

Extra Information:

Lease Term Remaining: 116 Years

Service Charges: £181.36 pcm.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 487 sq ft (45.2 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Garden: Communal

Loft: No ladder installed

Parking: Allocated parking space & communal bike store

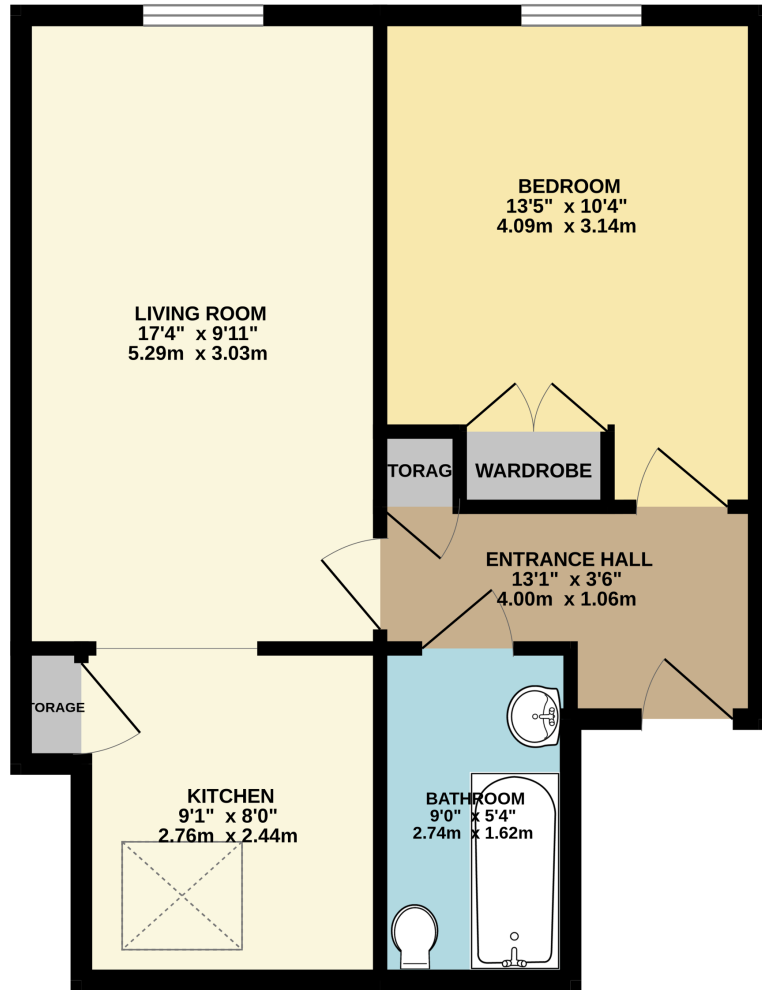
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: B

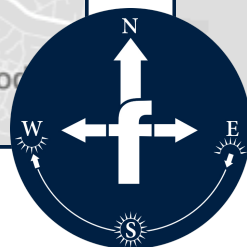
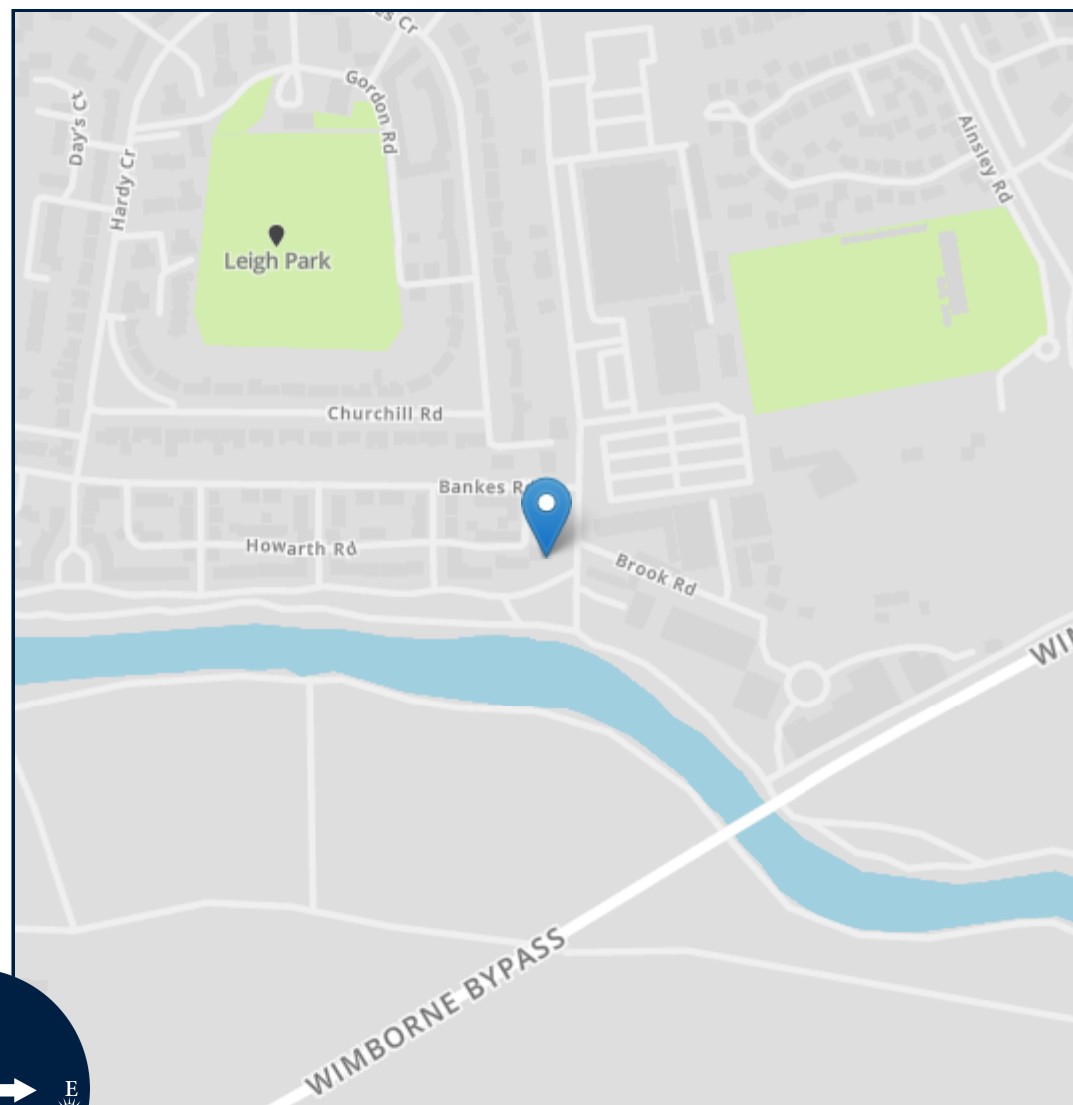
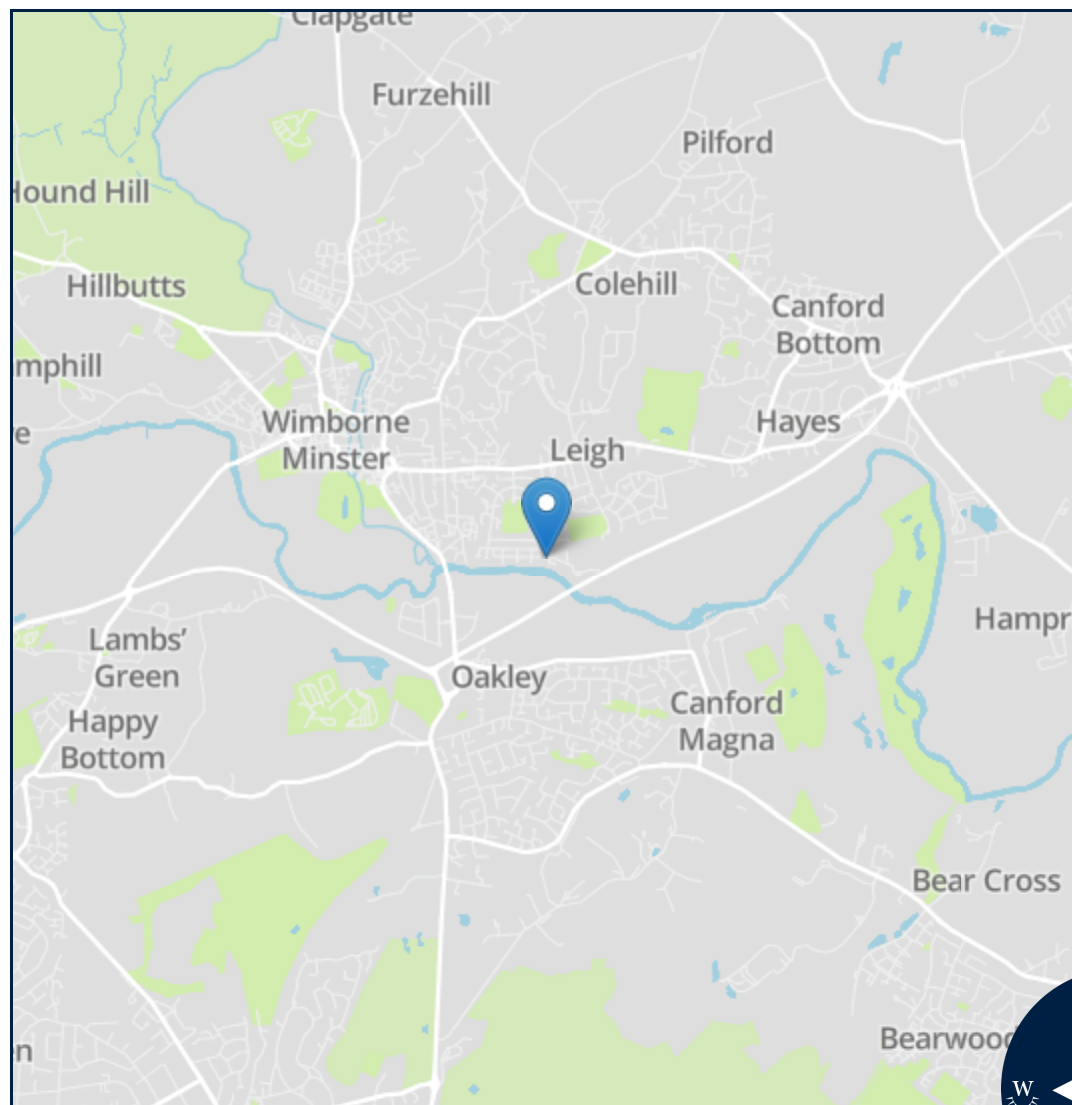


GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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