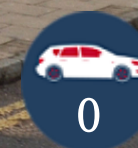




£1,195 pcm

Freehold

EASTBROOK RIVERSIDE APARTMENTS, CROWN MEAD,  
WIMBORNE BH21 1HN





- ◆ **BRAND NEW**
- ◆ **1 BEDROOM**
- ◆ **1ST YEARS PARKING PERMIT REIMBURSE BY LANDLORD**
- ◆ **MODERN LIGHTING**

Eastbrook Riverside is a collection of new 1 & 2 bedroom apartments located next to the River Allen and within the heart of the historic market town of Wimborne Minster, with all its amenities.

## Property Description

Eastbrook Riverside is a collection of luxury and contemporary apartments with stylish interiors. The new homes comprise of high-end modern fitted kitchens incorporating soft close drawers, quartz work surfaces, integrated appliances and induction hob. The bedroom is elegantly carpeted and the bathroom includes a heated towel rail, wall hung WC and a vanity unit with basin and storage, high quality brassware and a shower with overhead rain shower. There is a video entry phone system and mains powered heat and smoke detectors. The apartment lighting is provided via dimmable LED downlighters. Heating is provided through electric storage heaters with dual tariff and hot water provided through air sourced heat pumps. There is an ICW 10 year new build warranty and the properties have double glazing throughout.

## 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 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.

**Heating:** Electric storage heaters

**Glazing:** Double glazed

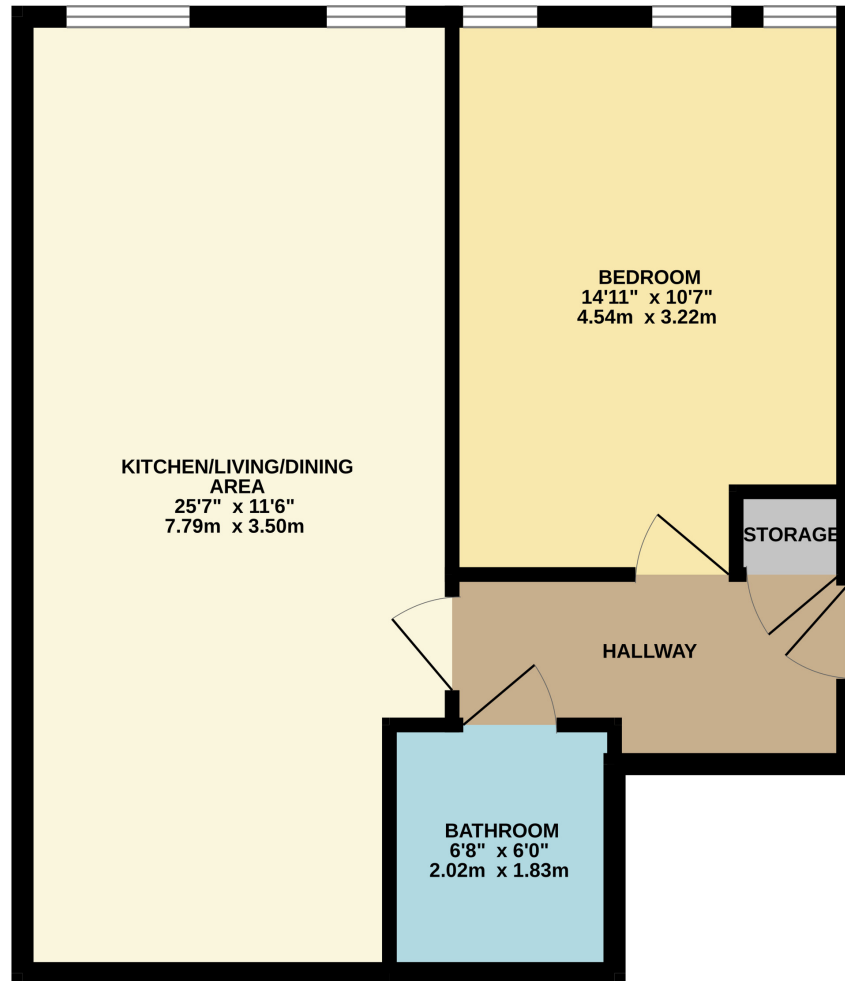
**Parking:** Permit parking available through Dorset Council, 1st years permit paid by the landlord.

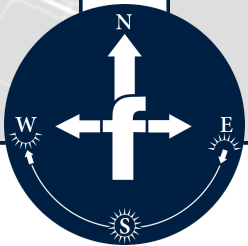
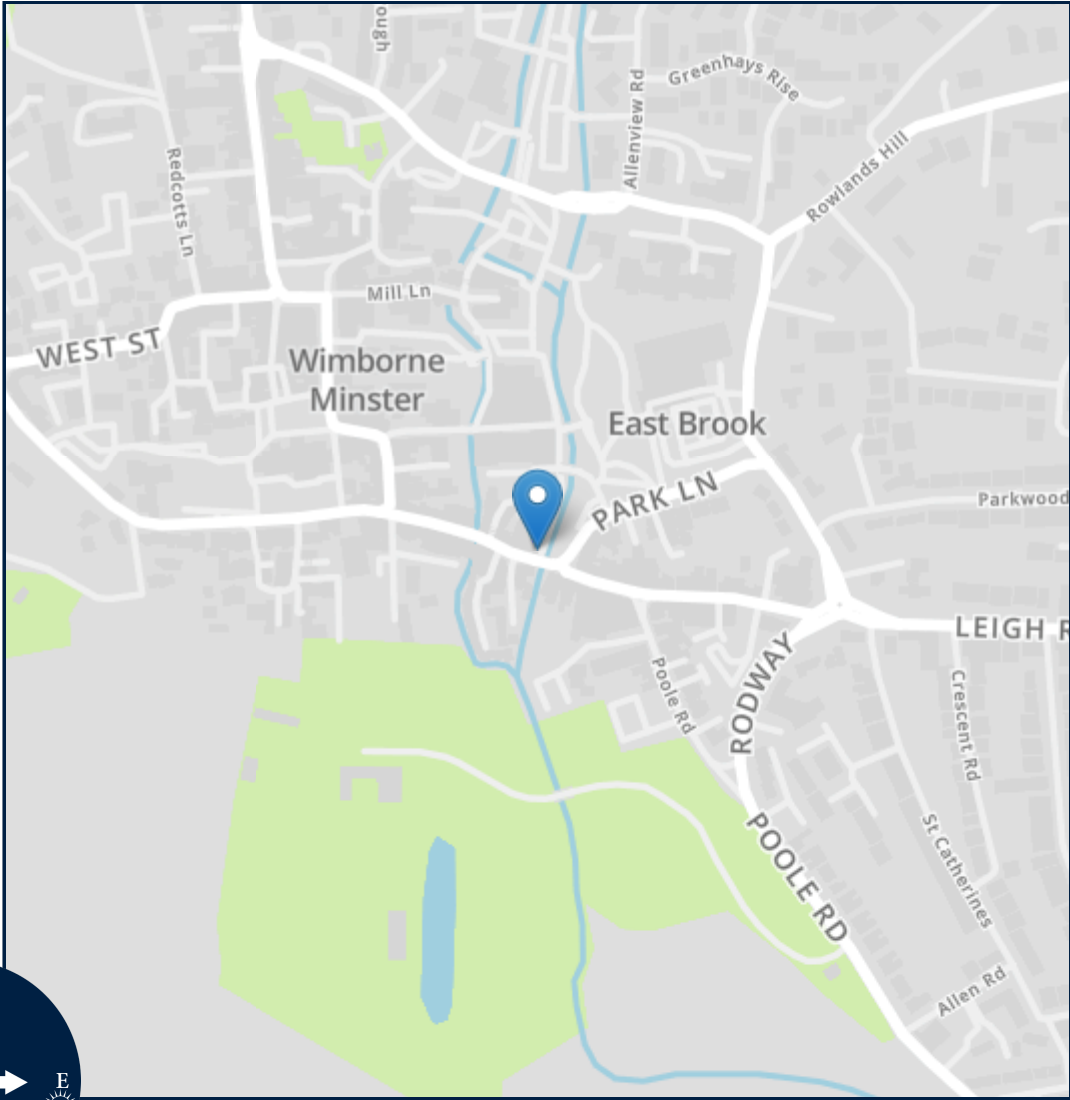
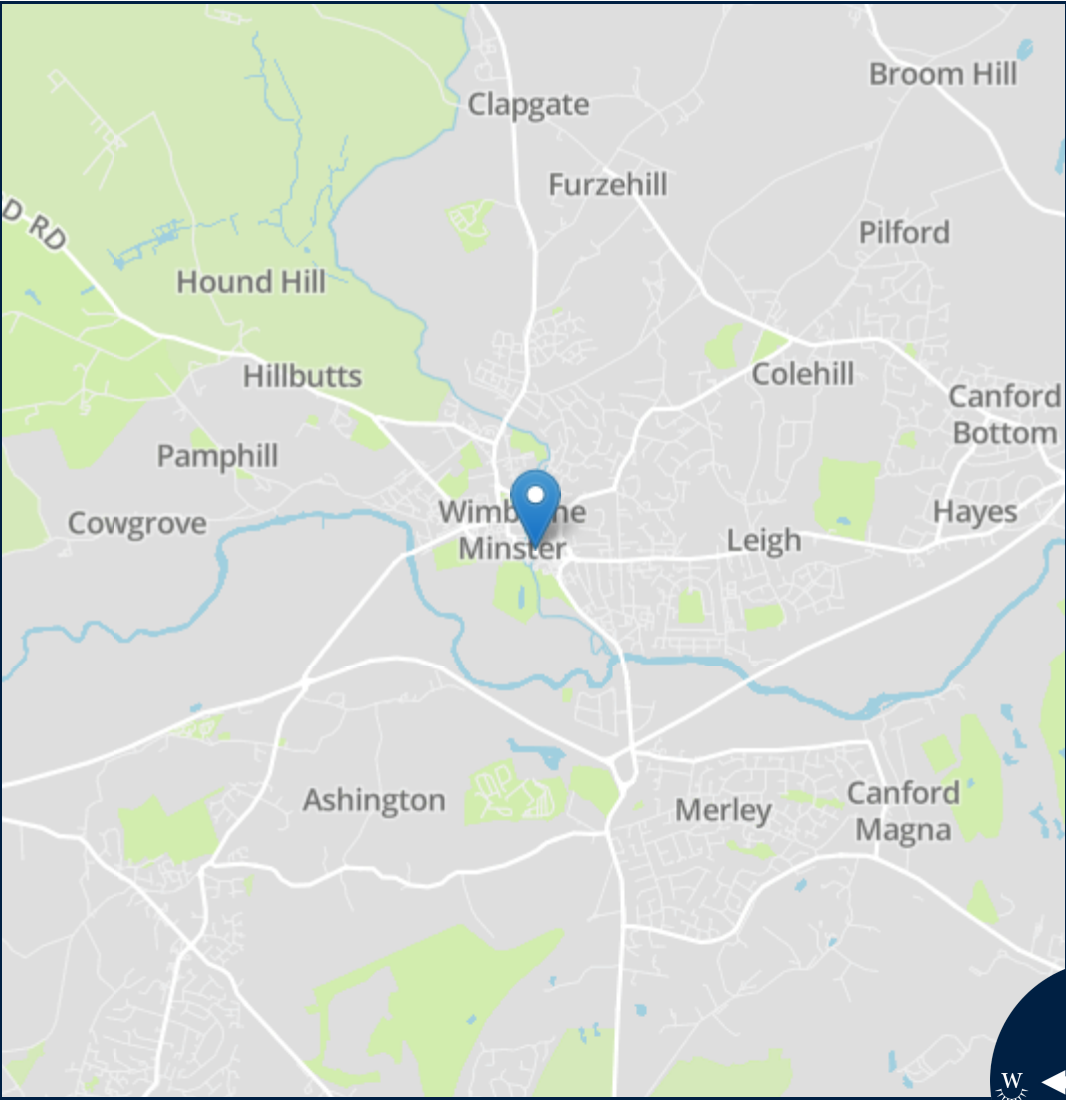
**Garden:** N/A **Main Services:** Electric, water, drains, telephone

**Local Authority:** Dorset Council **Council Tax Band:** TBC



FIRST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000