



## 7 Charmond House, Brook Road, Wimborne, BH21 2FL

Offers Over £175,000

- Immaculate Top Floor Apartment
- Modern Throughout
- Allocated Parking Space
- Contemporary Living Space
- Gas Fired Throughout
- Adjoining Riverside Walks
- Good Size Bedroom and Fitted Wardrobe
- Security Entry Phone
- Close to Wimborne Centre

# Brook Road, Wimborne BH21 2FL

This delightful one-bedroom top floor apartment on Brook Road offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a contemporary design and is still under the new home warranty, providing peace of mind for potential buyers. The property adjoins scenic riverside walks and is just a short distance of the charming town of Wimborne. The space is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere, with a spacious living area and open plan kitchen being a real feature. Presented in immaculate order throughout, this apartment presents an excellent opportunity for first-time buyers or those looking to downsize.

 1  1  1  B Council Tax Band: B



## Property Details

### Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

### Description

Front Door through to Communal Entrance Hall with stairs to the second floor landing, front door to Flat 7.

Entrance Hall, security entry phone, space for coats etc, built in airing cupboard, slatted shelving for storage.

Lounge/Diner, a bright and airy room being double aspect with windows to rear side, views over woodlands which adjoin the river Stour, space for dining table, walk through to Kitchen, range of work surfaces,

with eye and low level storage cupboards and drawers, built in oven and hob, extractor hood over, space for fridge/freezer, space for washing machine, built in cupboard housing hot water boiler (recently serviced) plus further storage, Velux window to rear, extractor.

Bedroom, a good size double room, built in double wardrobe, hatch to loft space, views over woodlands and communal grounds to rear.

Bathroom, spacious with white suite, paneled bath, shower attachment over, low level w.c. wash hand basin, part tiled, extractor.

Outside, the apartment has the benefit of an allocated parking space.

Communal Gardens which are mainly laid to lawn, various hedged borders. Communal Bike store is within the grounds.

### Tenure

Leasehold

Term Remaining 116 years

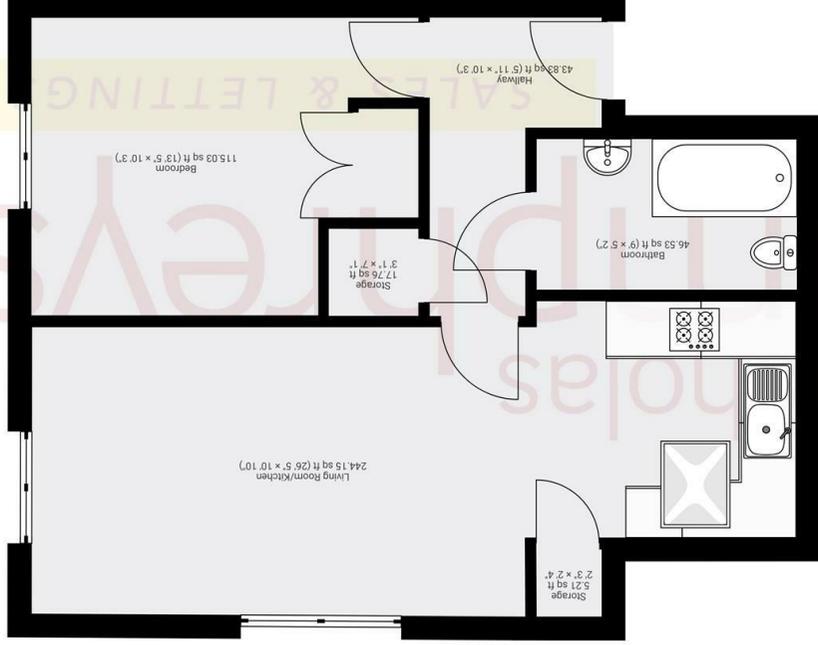
Maintenance Charge £197.90 per month from 01/10/25

Incorporates, internal cleaning and repairs, communal gardens maintenance, window cleaning, building insurance, sinking fund, communal water, management fees,



▲ 3rd Floor

TOTAL AREA: 472.23 sq ft - LIVING AREA: 472.23 sq ft



Energy Efficiency Rating		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Current	83	Potential

Views

Views by arrangement only.  
Call 01202 88 90 88 to make an appointment.

