



37C EAST STREET, WIMBORNE, BH21 1DU
£200,000 LEASEHOLD

37C is a charming, light-filled apartment located on the top floor of a character building next to the river Stour, offering beautiful views through its balcony doors and a serene, spacious atmosphere.

Situated in the heart of Wimborne town centre, this property is an ideal investment opportunity or perfect for a first-time buyer. The apartment features two bedrooms, an open-plan lounge and kitchen/diner, and a separate bathroom.

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DESCRIPTION:

The communal entrance is located on East Street just before the bridge and provides access to three residential flats, with 37C situated on the top floor. Upon entering the property, you'll find a recently redecorated interior offering a light bright property. The layout includes a large double bedroom to the front with windows overlooking the River Stour, a family bathroom, guest bedroom, and finally at the rear of the apartment a spacious kitchen/diner/lounge area with Juliette balcony opening on to stunning views of the local area, enhancing the sense of light and space throughout the home.

There is no off-road parking, but a residents' permit can be obtained to park in the local car parks for an annual fee.

LEASE: 99 years from 2002.

GROUND RENT: £150 per annum.

MAINTENANCE: Shared between the tenants.

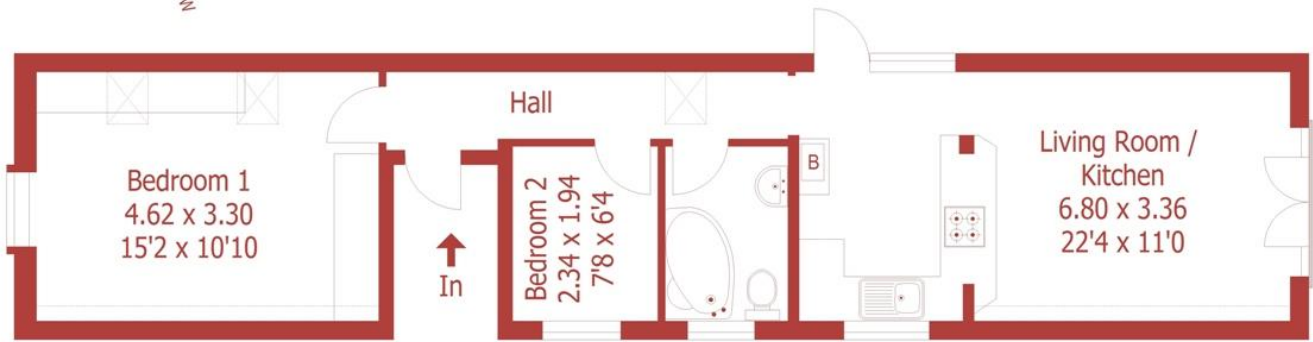






Flat 2, 37 East Street, Wimborne

Approximate Gross Internal Area :- 52 sq mt / 563 sq ft



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

 = Reduced headroom below 1.5 mt / 5'0

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.

DIRECTIONS: The apartment is situated above Planit Mortgages and is directly opposite our offices in East Street.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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