



RIVERS EDGE  
WIMBORNE MINSTER

A STUNNING DEVELOPMENT OF LUXURY, HIGH SPECIFICATION 2 BEDROOM APARTMENTS



RIVERS EDGE  
WIMBORNE MINSTER



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W E L C O M E T O  
Rivers Edge

At Rivers Edge you will discover a collection of new luxury two bedroom apartments, meticulously crafted and finished to an impeccable standard. The quality inside is matched only by the flourishing location, one that inspires discovery, exploration and reflection each and every day.



RIVERS EDGE  
WIMBORNE MINSTER

KINGFISHER COURT  
APARTMENTS



N E S T L E D   I N   T H E   H E A R T   O F   T H E

## Dorset Countryside

Wimborne Minster is defined by its charm, beauty and heritage.

The development's idyllic backdrop provides a number of opportunities for exploration and discovery. The Cranborne Chase Area of Outstanding Natural Beauty is also on your doorstep, over 380 square miles of rich landscapes, vast river valleys and imposing hillsides.

The area is also an oasis of historic villages and charming towns, with an array of grand landmarks found in between. One of note is Kingston Lacy, a magnificent Venetian manor that's home to an incredible collection of Egyptian artefacts, a marvellous art collection and a beautiful Japanese garden. It's also surrounded by 8,500 acres of untouched countryside for you to get yourself lost in.



A Q U I N T E S S E N T I A L L Y E N G L I S H B L E N D O F

## History & Hospitality

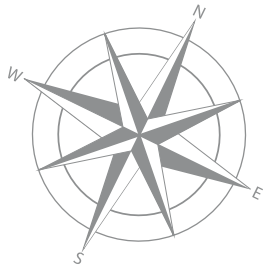
Wimborne Minster has a story to tell, with its past kept alive by its various historic buildings, from the elegant Minster Church to the Grade II listed Priest's House Museum. In keeping with this heritage, the town's busy events calendar is headlined by the Wimborne Food and Drink Festival held every October – a celebration of local tastes and produce attracting thousands of people every year. Its culinary offering doesn't stop there, with Wimborne Minster boasting an array of dining opportunities that caters to a range of tastes and preferences. Whether it's a pub lunch at The Minster Arms, sampling the savoury delights at Renoufs Cheese and Wine Bar, or expanding your palette at Italian eatery Topogigio, the choice is yours. In addition to its range of high-street retailers and independent boutiques, Wimborne Minster also has a market which

pops up every weekend, consisting of indoor and outdoor stall markets, along with a farmer's market and an antiques bazaar, where you're bound to find something rare or unique. Families will be ideally positioned to take advantage of the town's stellar reputation for schooling. St John's CE VC offers an excellent option for those between the ages of 4-9, with Allenbourn providing a natural continuation up to the age of 13. Queen Elizabeth's School is also sought-after by parents, a co-educational secondary school known for its high standards. Right next door to which is Queen Elizabeth Leisure Centre, ideal for those leading active lifestyles. In addition to its fitness facilities like the swimming pool, three gyms and climbing wall, it also offers a health suite consisting of a sauna, steam room and a relaxation area.



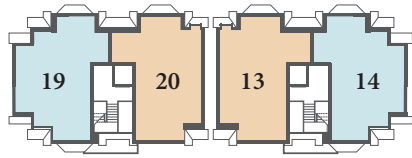




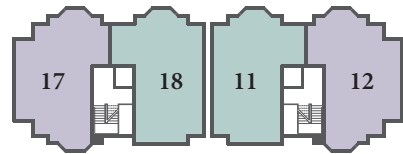


 Kingfisher Court Apartments

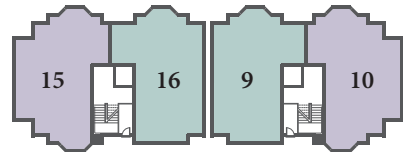
- B/S - Bin Store
- C - Cycles
- S/S - Sub Station
- SAT - Satellite Compound



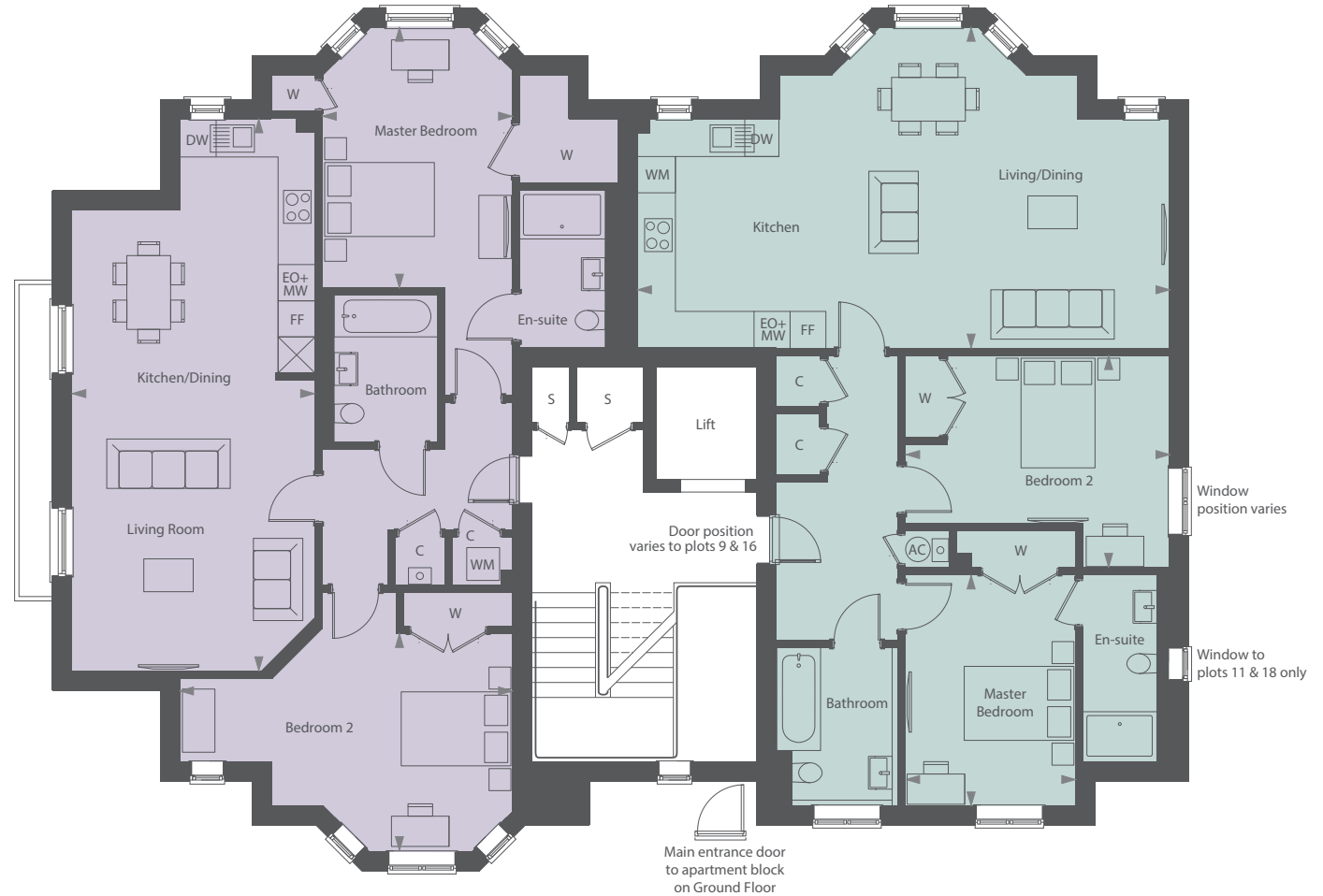
## Second Floor



## First Floor



## Ground Floor



### Plots 10(h), 12(h), 15 & 17

Kitchen/Dining/ Living Room	9.13m (max) x 4.00m (max)	29'11" x 13'2"
Master Bedroom	4.30m (min) x 3.14m (max)	14'1" x 10'4"
Bedroom 2	5.50m (max) x 3.63m (max)	18'1" x 11'11"

### Plots 9(h), 11(h), 16 & 18

Kitchen/Living/ Dining Room	8.83m (max) x 5.30m (max)	29'0" x 17'5"
Master Bedroom	2.84m x 2.83m	9'4" x 9'3"
Bedroom 2	4.36m (max) x 3.55m (max)	14'4" x 11'8"

EO+ MW	Electric Oven & Microwave	AC	Airing Cupboard
FF	Fridge Freezer	W	Wardrobe
WM	Washing Machine	C	Cupboard
DW	Dishwasher	S	Service Cupboard



### Plots 14(h) & 19

Kitchen/Dining/ Living Room	8.43m (max) x 4.00m (max)	27'8" x 13'2"
Master Bedroom	3.51m (min) x 3.14m (max)	11'6" x 10'4"
Bedroom 2	5.50m (max) x 2.72m (min)	18'1" x 8'11"

### Plots 13(h) & 20

Kitchen/Living/ Dining Room	8.83m (max) x 4.51m (max)	29'0" x 14'10"
Master Bedroom	4.53m x 3.21m	14'10" x 10'7"
Bedroom 2	3.40m (max) x 3.33m (max)	11'2" x 10'11"

- EO+  
MW Electric Oven & Microwave
- FF Fridge Freezer
- WM Washing Machine
- DW Dishwasher
- X Roof Window
- W Wardrobe
- C Cupboard
- Reduced Head Height
- S Service Cupboard

A B E A U T I F U L H O M E O F

# Luxury & Style

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## Kitchen

- Bespoke fitted kitchen units with soft close doors and drawers
- 12.5mm contemporary designer work tops
- Stainless steel 1½ bowl undermount sink with brushed steel tap
- Stainless steel integrated Neff single oven with combination microwave
- Neff induction hob with glass splashback
- Neff oven hood
- Neff integrated fridge freezer
- Neff integrated dishwasher
- Washer/dryer
- Amtico flooring included to the kitchen area

## Bathroom

- Quality contemporary vanity units with basin, mixer taps to all bathrooms and en-suites
- Quality contemporary bath with bath panel to all bathrooms

- Slimline shower tray with thermostatic shower valve and chrome showerhead on riser rail to all en-suites
- Glass shower screen with chrome trim to all en-suites
- Quality toilet with soft close seat
- Heated chrome ladder towel rail to en-suites and bathrooms
- Steam free heated mirror with shaver socket to all en-suites
- Porcelanosa ceramic floor and full wall tiling to all bathrooms and en-suites

## Fittings

- Timber windows
- Natural wood effect internal doors with chrome handles
- Letter plate, door viewer, security chain and doorbell to front door
- Communal door unit with intercam for security
- Slate door plaque with engraved numbers to main entrance





A P A S S I O N

# For Perfection

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Wyatt Homes are a long-established traditional house builder, with a passion for designing and building properties of superior quality. It is this commitment to quality that has won us many prestigious industry awards throughout our history, demonstrating the high level of attention to detail we pay to each individual home.

The excellence we achieve is the result of the significant time and expertise that we invest in each and every home, no matter how large or small. From one-bedroom apartments through to large detached houses, each of our homes combine the very best in

architectural design, quality materials and a sustainable approach, to offer attractive homes with high specification interiors.

In each of our individual homes, and throughout all of our developments, you can be assured that our passion for perfection and meticulous attention to detail will be evident.

At Wyatt Homes, we strive to ensure you are completely delighted with every aspect of your new home.

C O M M I T M E N T T O

# Customer Care

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When choosing a new home from us you can be assured of our commitment to caring for you throughout the process. This continues far beyond the legal completion of your new home.

Before moving in you will be offered a demonstration of your new home to ensure you are familiar with the various appliances, location of important meters and valves, and the use of heating and control systems. On your moving in day you will be personally met and welcomed by a member of our team to hand over your keys and Wyatt Homes folder, which includes instruction manuals and details of our after sales care. Once you have had time to settle in, you will be contacted by our Site and Sales team to ensure you are completely

satisfied with your new home. All of our new homes are covered by a comprehensive warranty, provided by Premier Guarantee, which offers an independent resolution service and provides 10 years of structural warranty cover from the day of completion.

In addition to the structural warranty, we are pleased to offer all our customers our own two-year warranty, managed by our dedicated Customer Care team. This warranty provides you with complete peace of mind; it is our commitment to rectify any matters, should they occur, that are classed as defects within the first two years of legal completion.



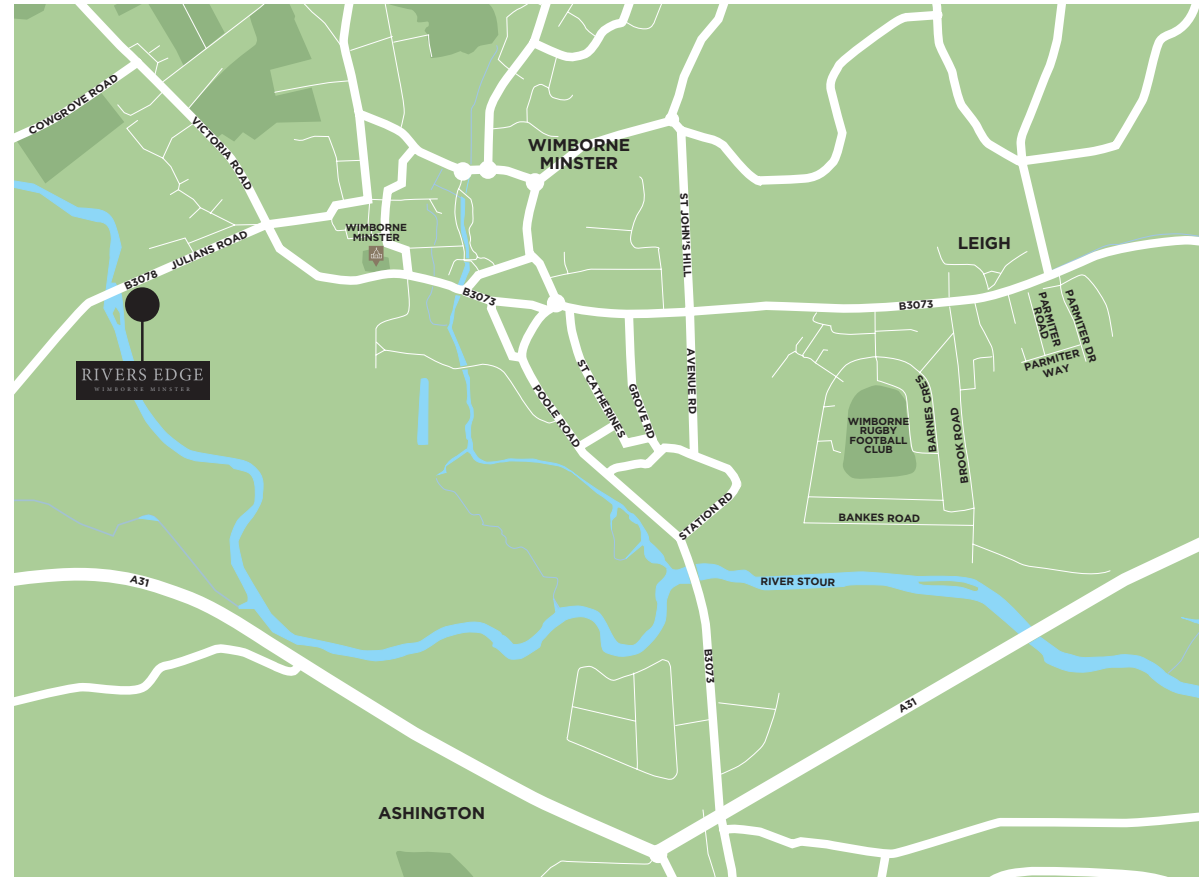


# RIVERS EDGE

WIMBORNE MINSTER



Area map.



Local map.

Maps not to scale.

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artist's impressions, photographs, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing in relation to any particular or proposed house or developments of the company, as of the Specified Matters from time to time prescribed under the property Misdescription Act 1991, which is effective from April 1993. All such matters must be treated as intended only as single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or warranty. Prospective purchasers are therefore requested to check before entering into negotiations as to whether the specification has changed.



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