



37c East Street, Wimborne, BH21 1DU

£190,000



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STUNNING RIVER AND WIMBORNE TOWN CENTRE VIEWS - A REAL MUST SEE

A rare chance to purchase a charming two-bedroom apartment in the heart of Wimborne. Situated in one of the town's character buildings, this spacious flat offers scenic views of the River Allen and is conveniently located just a short stroll from local amenities, cafés, and shops. The property features a generous sitting room and kitchen area, along with a bathroom complete with a three-piece suite, including a corner bath.

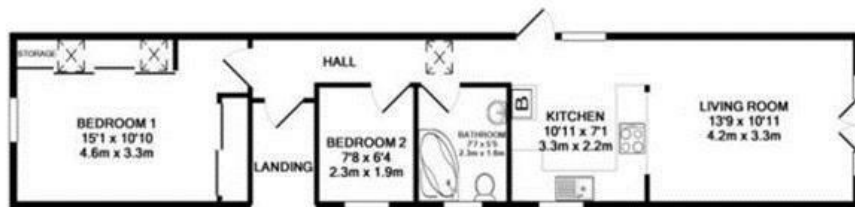
Positioned on the second floor of this character-filled building, the apartment's entrance leads into a hallway lit by a Velux window, allowing plenty of natural light.

The open-plan living space includes a well-designed kitchen, equipped with modern, white-fronted base and wall units. A peninsula unit contains a built-in oven with an inset four-burner gas hob and chimney-style extractor fan. The kitchen also includes a stainless steel sink with a mixer tap, space for under-counter appliances, and room for a tall fridge/freezer. Windows on both sides of the apartment and a half-glazed door opening to the fire escape add to the airy feel. The lounge area is spacious, featuring French doors that open to a Juliet balcony.



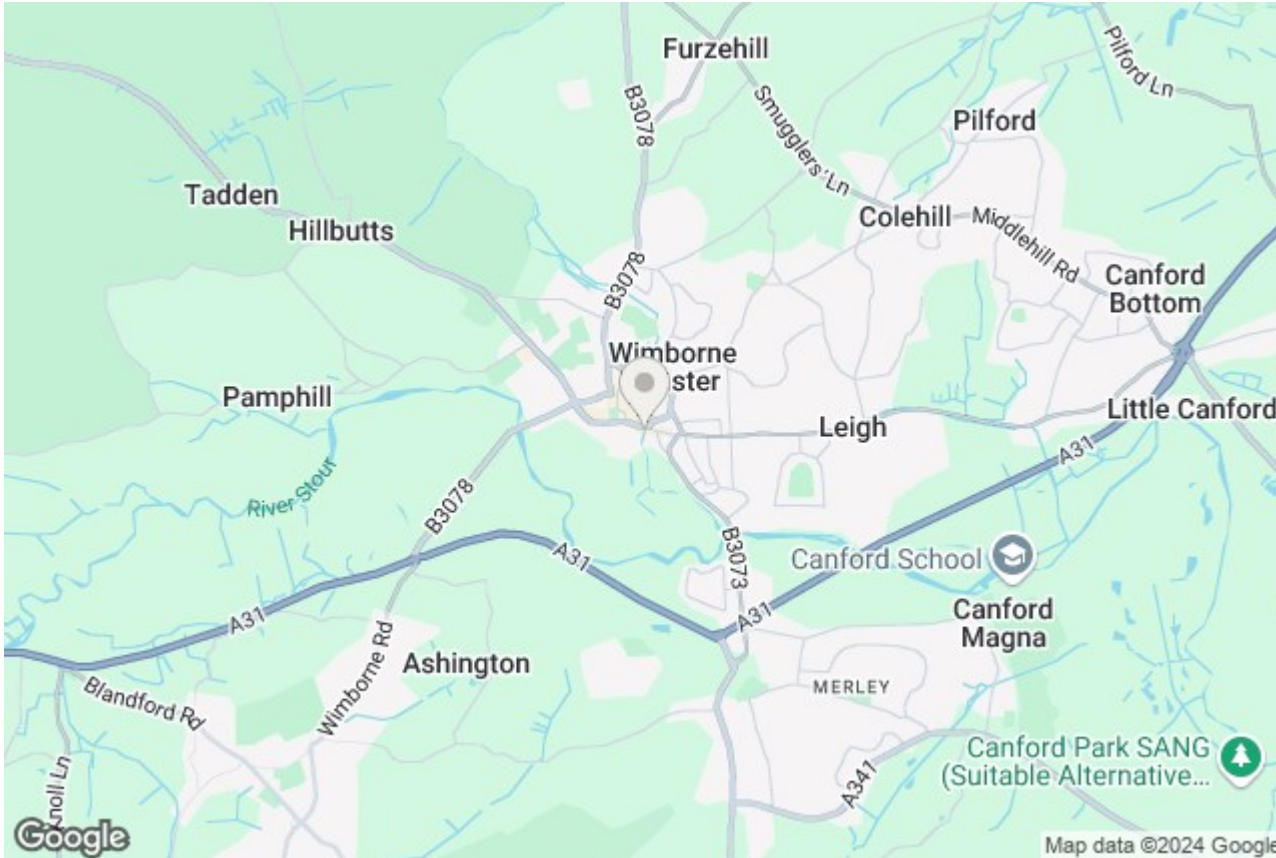







TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Delightful two bedroom character apartment
- Modern open plan living room / kitchen
- Juliette balcony with French doors
- Overlooking River Allen
- bright and airy accommodation
- Situated in the heart of Wimborne town centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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