Nicholas Humphreys







5 Charmond House Brook Road, Wimborne, BH21 2FL

Asking Price £175,000

- SHARED OWNERSHIP 75%
- Close to Wimborne Centre
- Two Double Bedrooms
- EPC: B
- Immaculate First Floor Apartment
- Adjoining Riverside Walks
- Security Entry Phone
- Contemporary Living Space
- Allocated Parking Space
- Council Band: C

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This delightful two bedroom first floor apartment on Brook Road offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a contemporary design, 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.

2 1 1 B Council Tax Band: C





Property Details

Area
Wimborne Minster is a characterful market town set by the rivers Stour and Allen. At its heart sits the beautiful Wimborne Minster, surrounded by independent boutiques, high-street shops, cafés, restaurants and pubs. Good local schools make the area popular with families, and miles of nearby countryside walks and cycle routes offer plenty to enjoy for all.

Description
Located within a modern development built in 2016, Charmond House on Brook Road in Wimborne is a bright and airy first-floor apartment offering contemporary living throughout. The property features two generous double bedrooms, a modern family bathroom, and a spacious open-plan kitchen, dining, and living room that creates a warm and welcoming atmosphere filled with natural light. Designed for convenience and comfort, the apartment also benefits from one allocated parking space within the development.

Offered at 75% shared ownership, with the option to staircase to a larger share or full ownership in the future, this home provides an excellent opportunity for buyers looking for flexibility and affordability in a sought-after location. To be eligible for this shared-ownership purchase the shared ownership company Aster Group requires: Your household must earn £80,000 or less and be unable to afford the full deposit and mortgage required to buy a suitable home outright. In addition, one of the following must apply: you are a first-time buyer; you previously owned a home but cannot afford to buy again; you are forming a new household, such as after a relationship breakdown; you are an existing shared owner looking to move; or you currently own a home but cannot afford to purchase one that meets your needs.

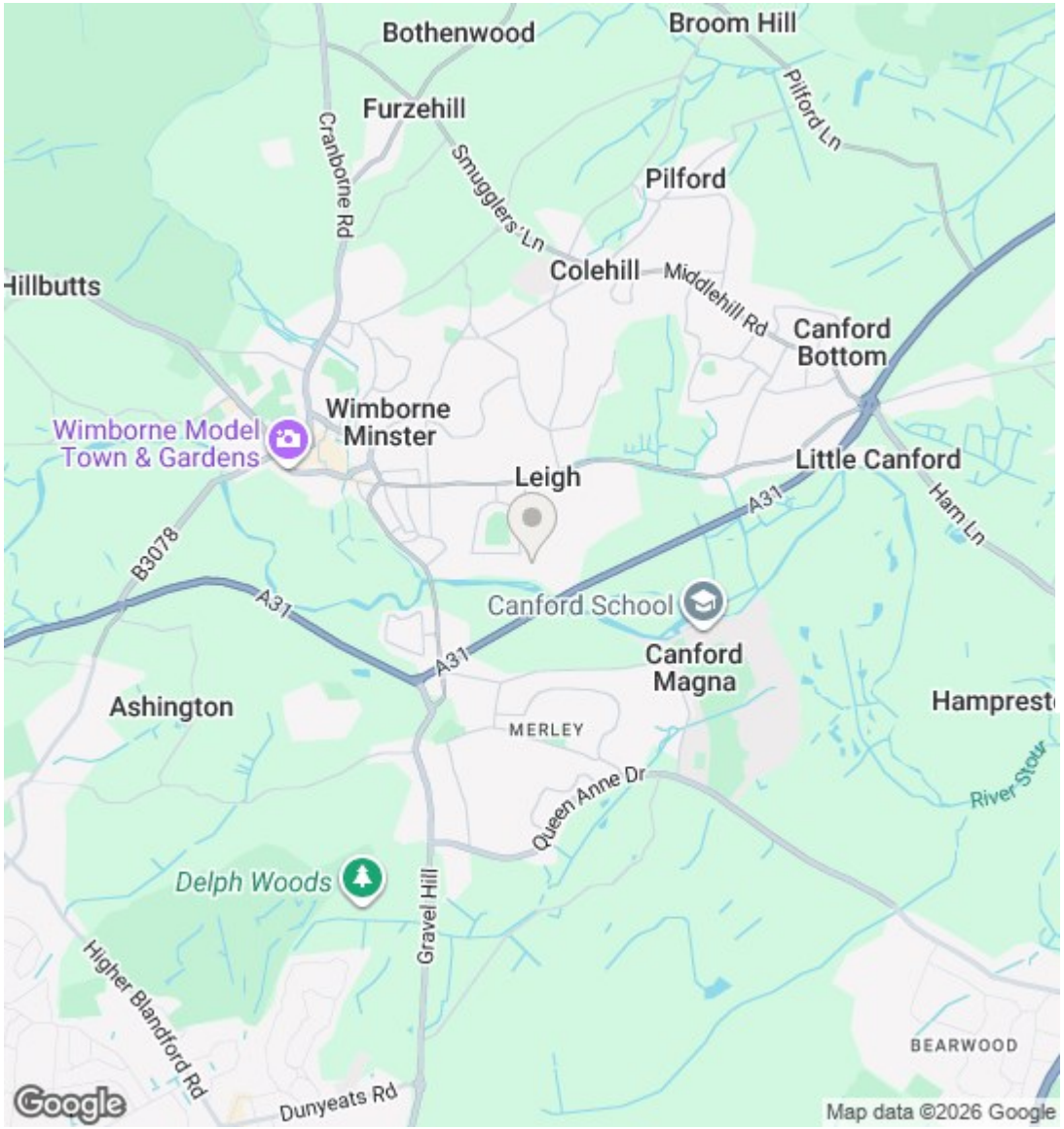
Tenure
Leasehold

Lease Length: 114 years
Service Charge: £132.59 per month from 01/04/26
Rent: £177.91





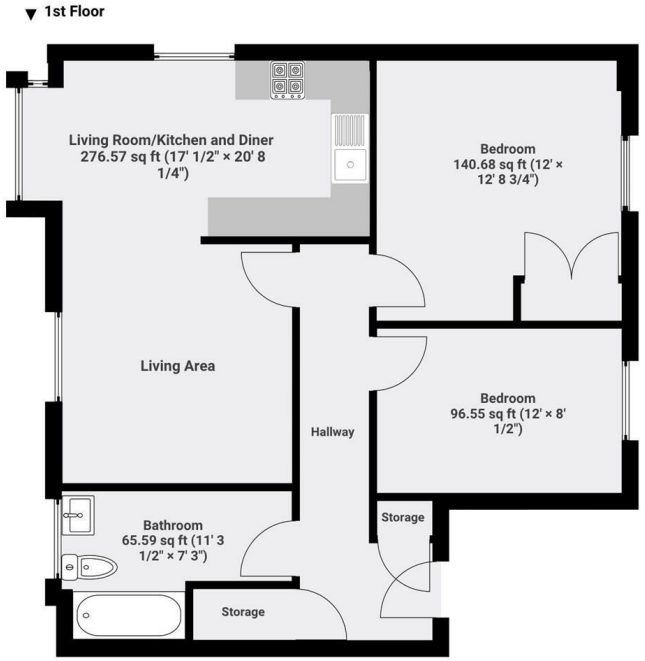
Area Map



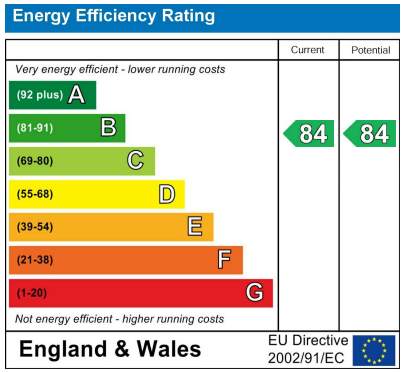
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Charmond House
Wimborne
BH21

Total area (Approx):
685.04 sq ft
63.64 sq m



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS



Viewings

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

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