



## 14 Griffin Court, Station Road, Wimborne, Dorset,

£1,200 PCM Deposit £1,153

- Close to Town Centre
- Gas Heating
- EPC Rating: C
- 2 double Bedrooms
- Double Glazing
- Council Tax Band: B
- Spacious sitting room
- Garage in Block

# 14 Griffin Court, Wimborne BH21 1RQ

\*\* Well Presented First Floor Flat in Well Maintained Block \*\* Close to town Centre & River Walks \*\* 2 Double Bedrooms \*\* Gas Heating \*\* Double Glazing \*\* Garage \*\*



Council Tax Band: B



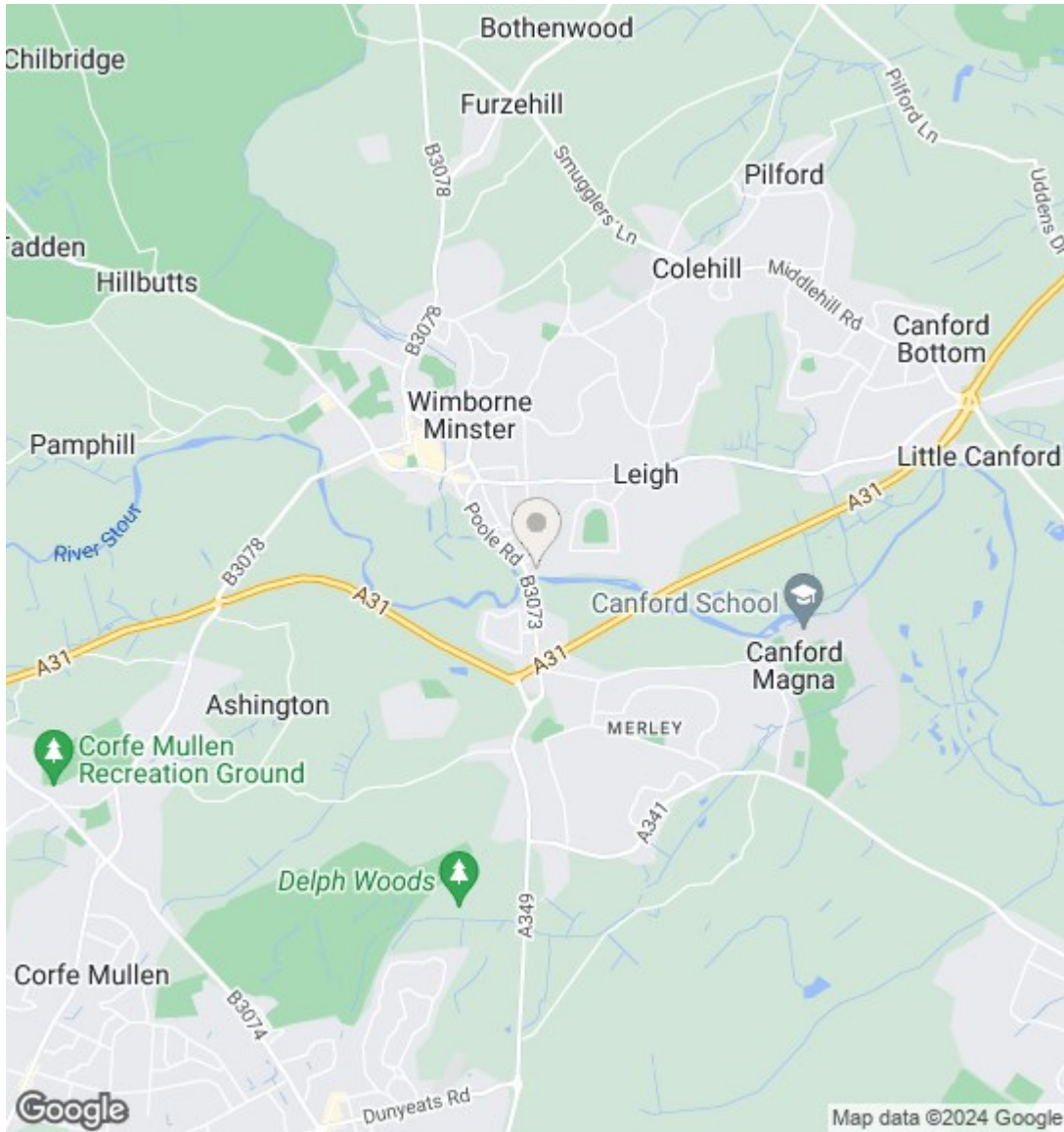


## Property Details

A well presented and spacious flat on the first floor of a well maintained block close to Wimborne town centre. The property comprises of entrance hall with 2 storage cupboards, Large lounge with open archway to modern fitted Kitchen with beech style units, fitted Bosch oven, stainless steel hob and matching Elica extractor. Spaces for w/machine and f/freezer. 2 Double Bedrooms, one with fitted wardrobes and a family bathroom with bath & shower over and vanity unit with washbasin. Gas fired Central Heating, UPVC Double Glazing. Garage in block. NO PETS, NO SMOKERS.



# Area Map



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

## Viewings

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