



## 2 Helic House, Allenvie Road, Wimborne, BH21 1UP

£200,000

- Close to Wimborne Centre
- No Forward Chain
- Requires Updating
- Two Double Bedrooms
- Double Glazed
- Popular Location
- Garage
- Small Purpose Built Block
- Gas Central Heating

## 2 Helic House, Allenvie Road, Wimborne BH21 1UP

A super two double bedroom purpose built ground floor apartment situated in a popular and convenient location just a short distance from Wimborne Town Centre. Well apportioned throughout the property requires updating but offers great scope to make a lovely home for a first time buyer, a couple or someone that is looking to downsize. Offered with the benefit of no forward chain.



Council Tax Band:



## Property Details

### Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

### Description

Accommodation Comprises. Door with security entry through to Communal Entrance Hall, front door to Entrance Hall, built in storage cupboard, access to all rooms, Lounge/Diner, window to rear aspect. Kitchen, separate from lounge, range of work surfaces with storage cupboards, built in oven and hob, space for further appliances, part tiled, window to side. Bedroom One, good size double,

window to rear. Bedroom Two, double room, window to side, Bathroom, double shower, low level w.c, wash hand basin, window to rear, tiled. Outside, the apartment has the benefit of garage in block located to the rear. Communal gardens are laid to lawn.

### Tenure

Leasehold 99 Years from 2004  
Lease Remaining 78 years  
Maintenance. Current Year  
£1,550.

We would anticipate a monthly rent of £900

Council Tax B Band





## Viewings

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

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



TOTAL: 56.1 m<sup>2</sup> (604 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io