



## 14 Marlborough Court, Allenvie Road, Wimborne, £160,000

- Close To Wimborne Centre
- One Bedroom, Fitted Wardrobes
- Good Size Accommodation
- Sought After Block
- Open Plan Lounge/Diner
- Garage
- First Floor Apartment
- No Forward Chain
- Electric Heating

# 14 Marlborough Court, Allenvie Road, Wimborne BH21 1UR

A super one bedroom purpose built first floor apartment situated in a sought after block, within walking distance of Wimborne Town Centre. The property offers good size accommodation with an open plan lounge/diner/kitchen giving contemporary living. Idea for first time buyers, people looking to downsize or even investors and with the benefit of no forward chain.



Council Tax Band: B



## 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. Steps to the communal front door with security entry system through to large communal entrance. Front door to Entrance Hall, built in storage/airing cupboard, doors to all rooms. Lounge/Diner/Kitchen, Spacious room with double aspect windows to rear and side, Kitchen Area with range of work surfaces with storage cupboards, space for appliances,

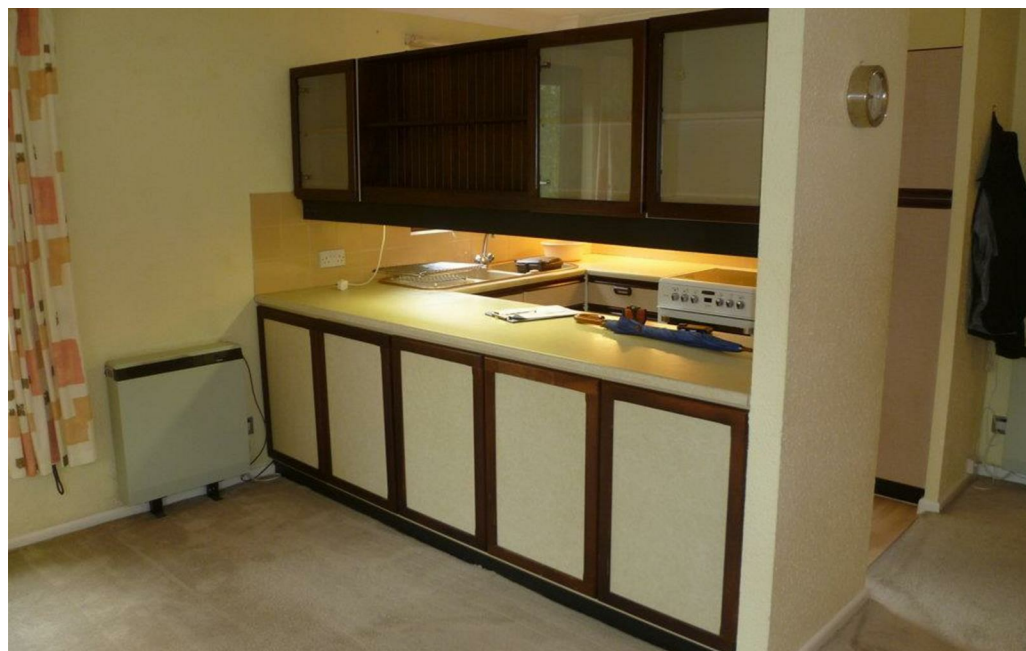
part tiled. Bedroom, a double room with range of mirror fronted wardrobes. Bathroom, paneled bath with electric shower over, low level w.c, wash hand basin, part tiled. Outside, located to the rear in block, communal gardens.

### Tenure

Leasehold 999 years from 1980  
Remaining 955 years remaining  
Ground Rent £10 p.a.  
Service Charge £1,768 budget 30.6.24  
£2,635 budget 30.6.25 includes reserve fund for works  
Purchaser becomes a member of 'The Marlborough Court Management Company' which owns the freehold.

We anticipate a potential monthly rent in the region of £725.00

Council Tax B



## Viewings

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

Energy Efficiency Rating	
Potential	Current
80	76

EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

Very energy efficient - higher running costs

A (92 plus)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

