



24 Marlborough Court Allenvie Road, Wimborne, £199,950

- Sought After Location
- Contemporary Open Plan Living
- Garage
- Refurbished To A High Standard
- Triple Glazed Windows
- Modern Fitted Shower Room
- Superbly Presented
- Long Lease
- Newly Insulated Flooring.

24 Marlborough Court Allenvie Road, Wimborne BH21 1UR

A fantastic one bedroom purpose built first floor apartment that has been completely refurbished to the highest standards throughout. Presented in superb condition the property offers contemporary living with open plan Lounge/Kitchen with range of appliances. Modern throughout the property is situated in a sought after location just a short walk from Wimborne Town Centre and is idea for a first time buy, a couple or even as an investment. The property needs to be viewed to be appreciated.

 1  1  1  D Council Tax Band:



Property Details

Description

Accommodation Comprises. Side access with steps to the Communal front door and security entry to communal entrance, door to Flat 24. Entrance Hall, doors to all rooms. Lounge/Kitchen, a contemporary living space having clear zoned area, for lounge, dining and kitchen Area's. windows to rear aspect, fitted blinds, lounge area is a generous size with space for large sofa, strategic mounted television bracket with fitted flat screen t.v, stylish lighting, fitted floating shelves, kitchen, newly fitted with range of work surfaces with eye and low level storage cupboards, built in oven and hob, matching fridge, freezer and washing machine, pop up power and USB points, centre island providing further storage and and breakfast/dining space, matching bar stools. Bedroom, a good size double, window to rear aspect, fitted blind, wall mounted television, alcove wardrobe area. Bathroom has been completely re-styled and modernized, powerful mains shower with sunken tray and rainwater head, glazed screen, wash hand basin with vanity unit, above is a demist mirror with LED lighting, Bluetooth, low level w.c, part tiled, heated towel rail. Outside, Communal lawns to the front with various mature shrubs, communal drive to side which leads to allocated garage (first garage in) up and over door. The property has been upgraded throughout to a high standard and is ready for someone to move straight into.

Area

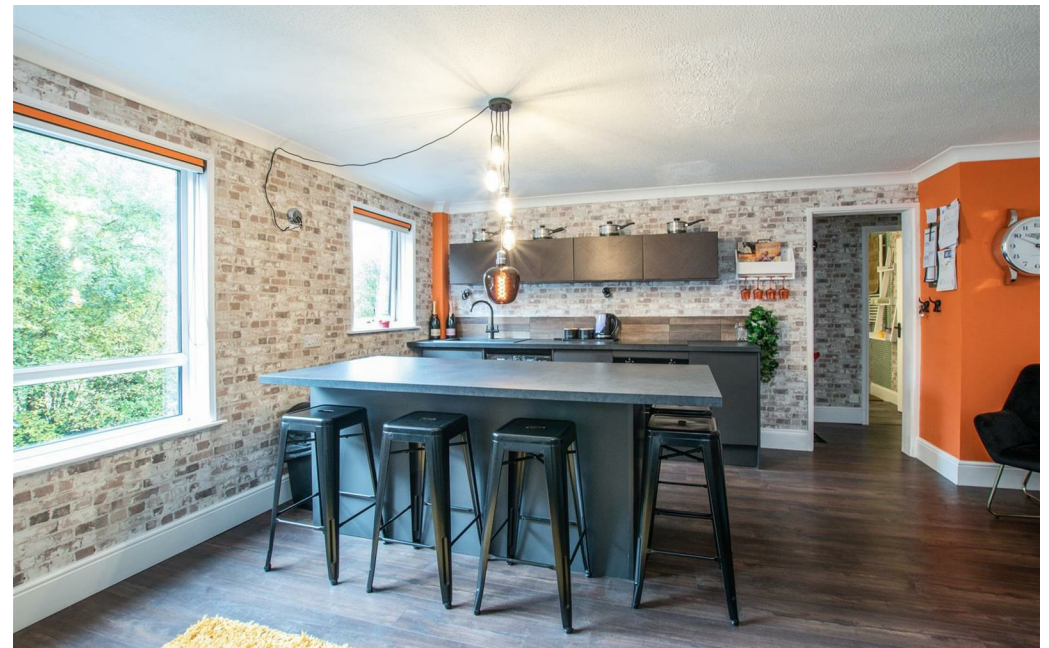
Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

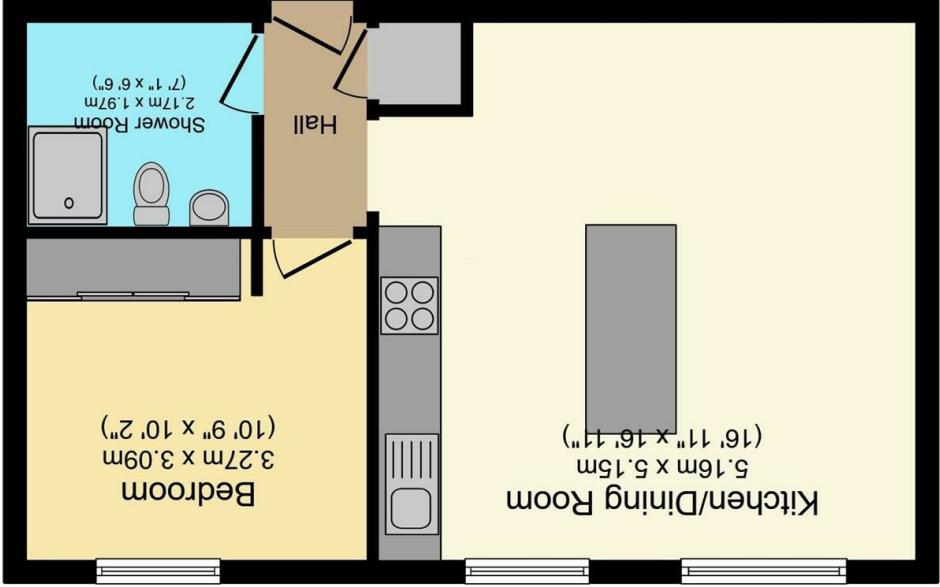
Tenure

. 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 -£750

Council Tax B Band





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

TOTAL: 44.0 m² (473 sq.ft.)

Floor area 44.0 m² (473 sq.ft.)

2 Park Lane, Wimborne, Dorset, BH21 1LD

01202 88 90 88

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

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



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