



## Flat 11, Marlborough Court Allenvie Road, Wimborne, £184,950

- Newly Refurbished To A High Standard
- New Carpets and Flooring
- One Bedroom Second Floor Apartment
- Superbly Presented Throughout
- Double Glazed
- Share Of Freehold
- Close to Wimborne Centre
- Allocated Parking
- Vacant- No Forward Chain

# Flat 11, Marlborough Court Allenvie Road, Wimborne BH21

1110

A fantastic one bedroom purpose built second (top) floor apartment that has been completely refurbished to the highest standards throughout. Presented in superb condition the property offers bright and airy accommodation with the main living space being South facing. Modern throughout the property is situated in a sought after location just a short walk from Wimborne Town Centre and is ideal for a first time buy, a couple or even as an investment. The property has the added 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 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.

### Description

Accommodation Comprises. Steps to the Communal front door and security entry to communal entrance, with stairs to the second floor, door to Flat 11. Entrance Hall, built in storage/airing cupboard, door to Lounge/Kitchen, a contemporary living space , Lounge, double aspect with windows to side and front which is South Facing making a bright and airy room, wall lights, Kitchen, newly fitted with range of work surfaces with eye and low level storage cupboards, built in oven and

hob, space and plumbing for washing machine, space for fridge/freezer, part tiled, window to side, fitted blind, spot lights. Bedroom, a good size double, window to side aspect, fitted blind, built in mirror fronted double wardrobes. Bathroom has been completely modernised, with paneled bath with electric shower over, glazed shower screen, wash hand basin with vanity unit, low level w.c, part tiled, heated towel rail, wall mounted mirror with shaver point, spot lights. Outside, Communal lawns to the front with various mature shrubs, communal drive to side which leads to allocated parking space (last space). The property has been completely refurbished throughout to a high standard and is ready to move straight into.

### 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 £850.00



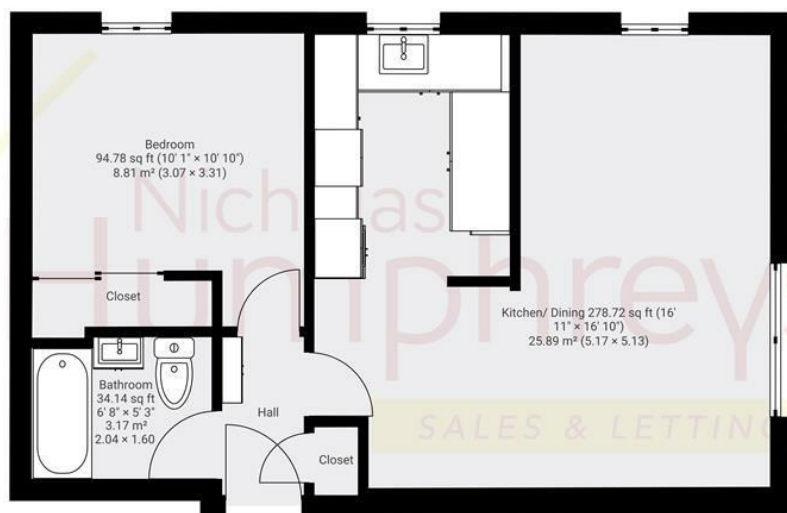
## Marlborough Court

Allenview Road, BH21 1AU Wimborne, England, GB  
TOTAL AREA:441.24 sq ft-LIVING AREA:441.24 sq ft-FLOORS:1



### ▼ 3rd Floor

TOTAL AREA:441.24 sq ft-LIVING AREA:441.24 sq ft  
TOTAL AREA:40.99 m²-LIVING AREA:40.99 m²



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.

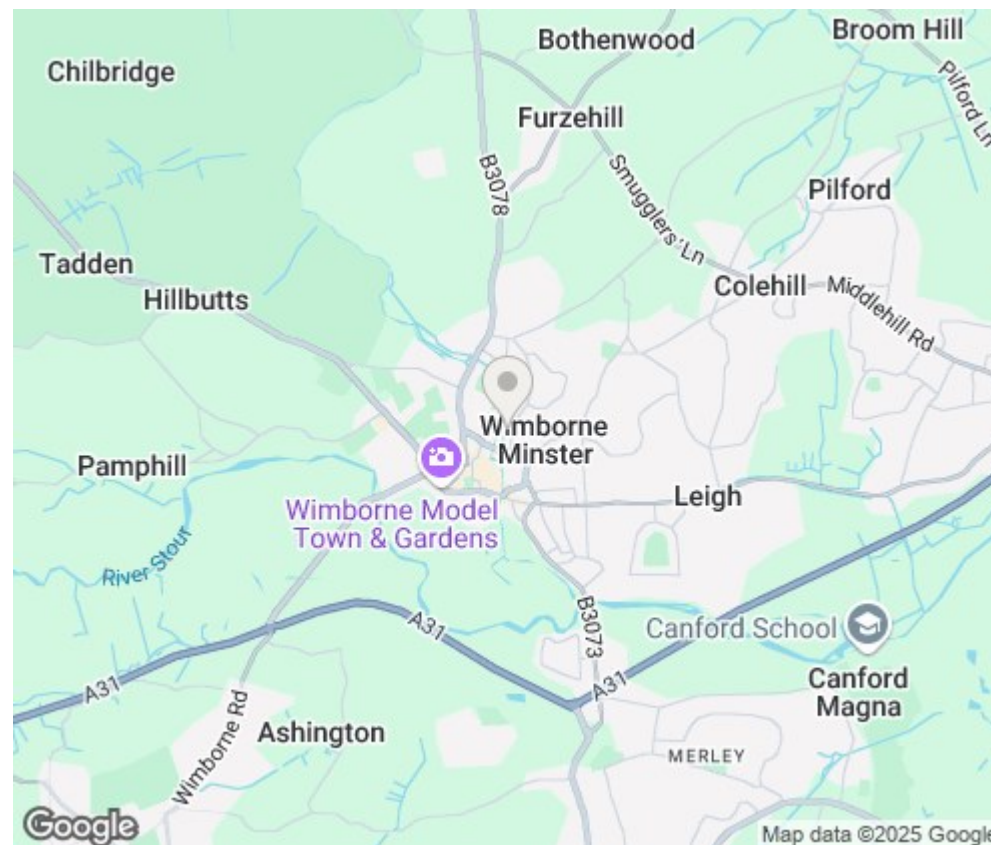
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### Energy Efficiency Rating

|                                             | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Viewings

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

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