



## 22 Marlborough Court, Allenvie Road, Wimborne,

£950 PCM Deposit £1,073

- Wimborne
- 1 Double Bedroom
- EPC Rating: D
- Purpose Built Flat
- 2nd Floor
- Central Wimborne Location
- Off Road Parking For 1 Car
- Council Tax Band: B



# 22 Marlborough Court, Wimborne BH21 1UR

\*\* Top Floor Flat To Rent Wimborne Centre \*\* Parking \*\* Double Glazing \*\* Easy Access Town Centre \*\*



Council Tax Band: B



## Property Details

This well-presented 1-bedroom purpose-built flat on the top (2nd) floor of a popular block offers a light & airy interior with neutral décor, wool carpets, and contemporary furnishings. The L-shaped living room is partially furnished with a sofa and small table, flowing into the open-plan kitchen, which features cream shaker-style units and an electric oven & ceramic hob. The double bedroom includes a bed with built-in storage and fitted mirrored wardrobes, while the bathroom has a white suite with shower over the bath. Additional benefits include electric heating, and one allocated parking space —perfect for convenient town center living.

Rent: £930.00  
Deposit: £1073.00  
EPC: D  
Council Tax: B

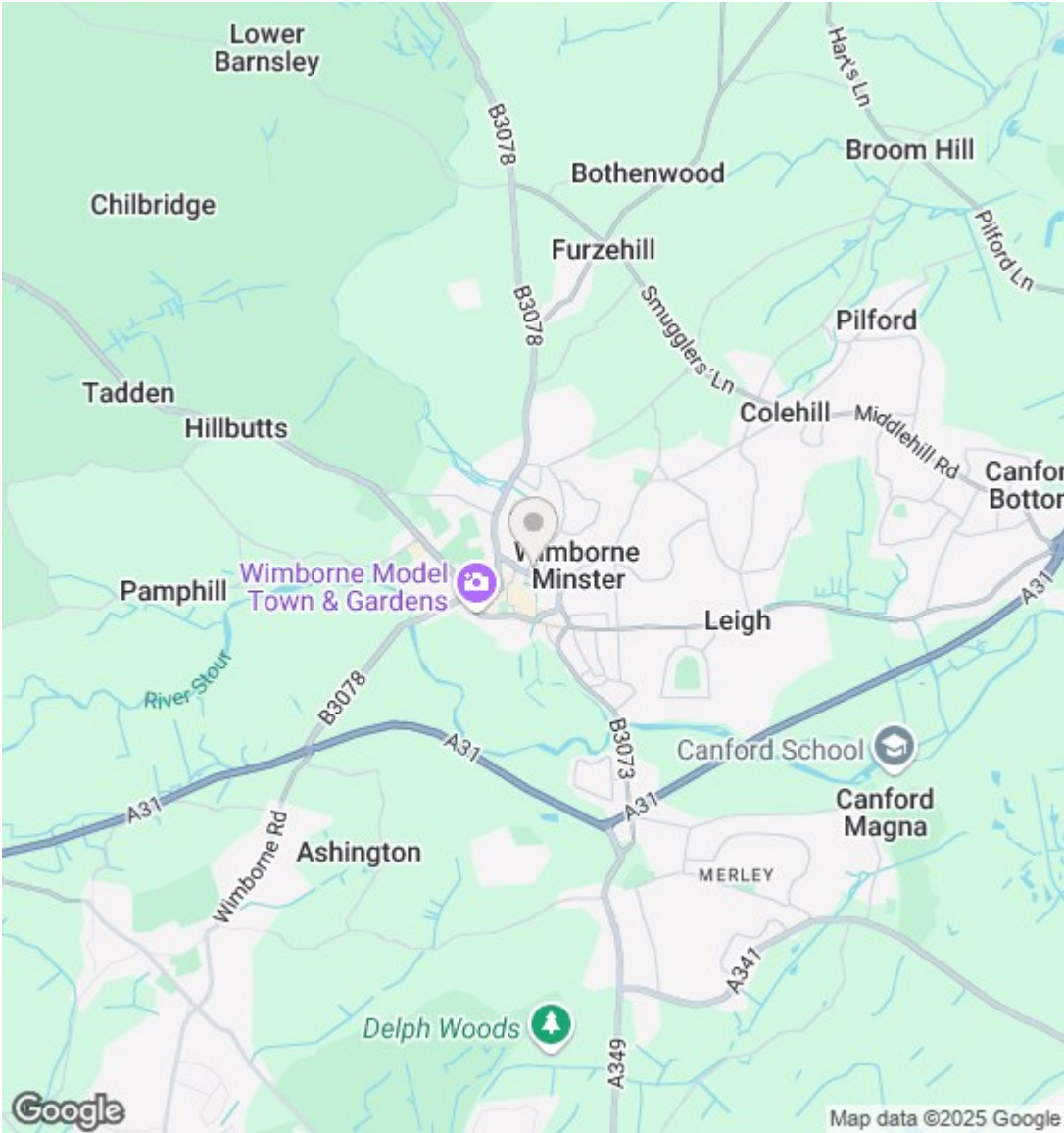
"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent

representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."





# 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	68	77
(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.