



## 52a Sopwith Crescent, Wimborne, BH21 1SQ

£950 PCM Deposit £1,096

- 2 Bedrooms
- Convenient for Local Shops
- Electric Heating
- 1 Reception Room
- Open Plan
- Council Tax Band B
- Merley
- Private Balcony

# 52a Sopwith Crescent, Wimborne BH21 1SQ

\*\* First Floor Flat To Rent Merley \*\* 2 Bedrooms \*\* Open Plan Living Room \*\* UPVC Double Glazing \*\* Balcony \*\*



Council Tax Band: B





## Property Details

### Property Description

2-Bedroom First-Floor Flat to Rent in Merley – Convenient & Well-Presented

This charming first-floor flat offers a comfortable and modern living space in a prime Merley location, close to local shops, amenities, and transport links.

#### Property Features:

Private Entrance – Accessed via a small lobby for added privacy.

Spacious Living Room – Featuring stylish wood laminate flooring and a bright, welcoming atmosphere.

Open-Plan Kitchen – Fitted with a range of units, an electric cooker, a washing machine, and space for an under-counter fridge.

Double Bedroom – Includes sliding doors opening onto a balcony, perfect for fresh air and relaxation.

Second Single Bedroom – Ideal for a guest or home office.

Modern Bathroom – Complete

with a shower over the bath for convenience.

Well-maintained and perfectly situated, this flat is an excellent choice for professionals or couples

Rent: £950.00

Deposit: £1096.00

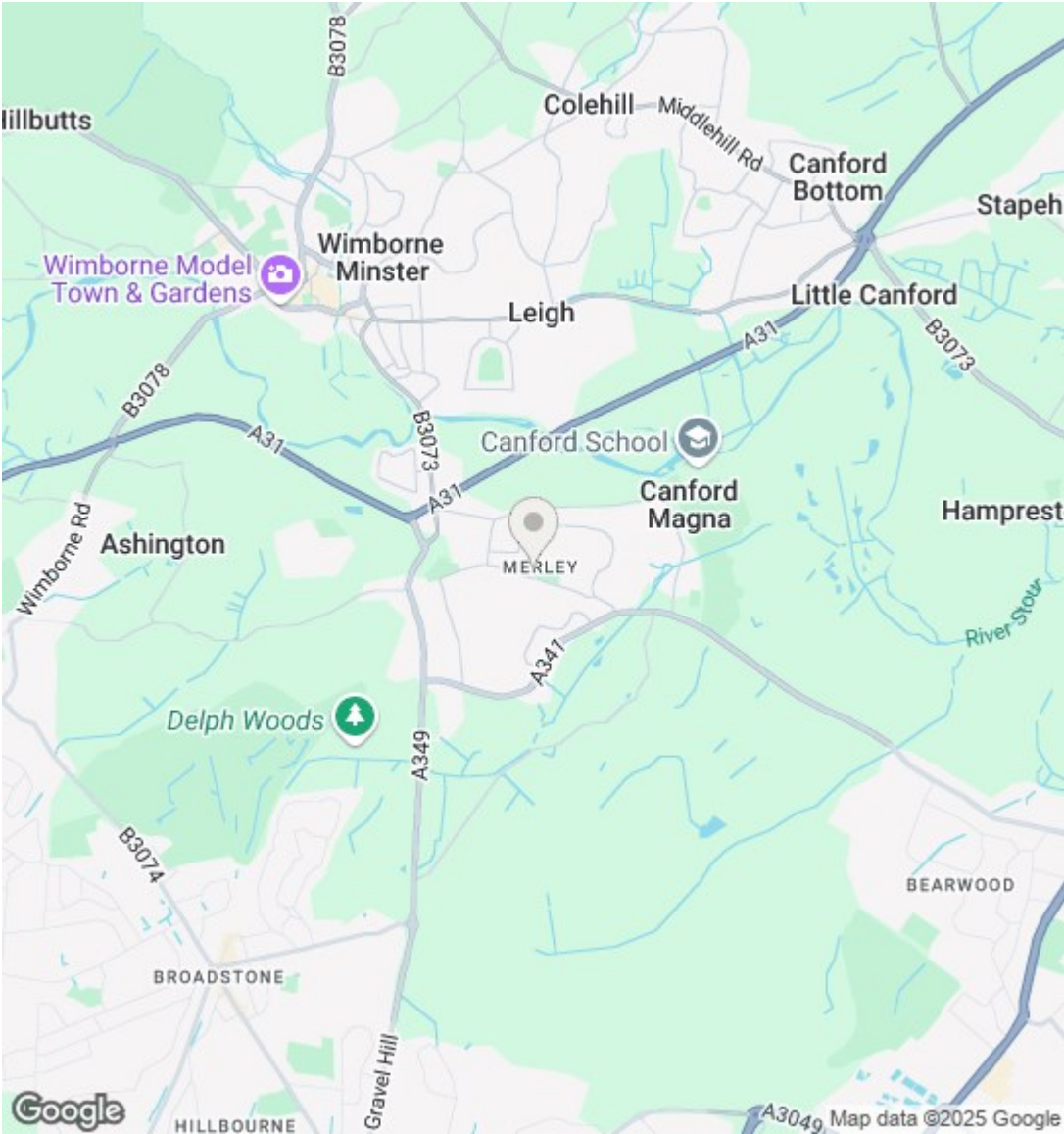
EPC: D

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	62	69
(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.