



## Flat 5, 61 Codford House, West Borough, Wimborne,

£1,100 PCM Deposit £1,269

- Wimborne
- One Double Bedroom
- Gas Central Heating
- Town Centre Location
- Allocated Parking
- Fully Furnished
- Modern Interior
- Council Tax Band B

# 61 Codford House, Wimborne BH21 1LX

\*\* Spacious Apartment \*\* Close To Town Centre \*\* Modern Interior \*\* Large Rooms \*\* High Ceilings \*\* Excellent Condition  
\*\* Allocated Parking \*\*



Council Tax Band: B





## Property Details

Nestled on the first floor of an elegantly converted Victorian building, this spacious flat offers a rare combination of period charm and contemporary luxury. Large rooms are enhanced by high ceilings, creating a wonderful sense of airiness and light throughout the home.

The recent refurbishment has been completed to an exceptionally high standard, with tasteful finishes achieving a very pleasing result. This property is offered on a furnished basis, featuring stylish and comfortable pieces that complement the modern aesthetic. A welcoming entrance hall leads into a spacious lounge, illuminated by large windows. The luxury kitchen is fitted with quality natural wood units and seamlessly integrated appliances, including a stainless steel oven and hob, washer/drier, fridge/freezer, and dishwasher.

Accommodation includes a large

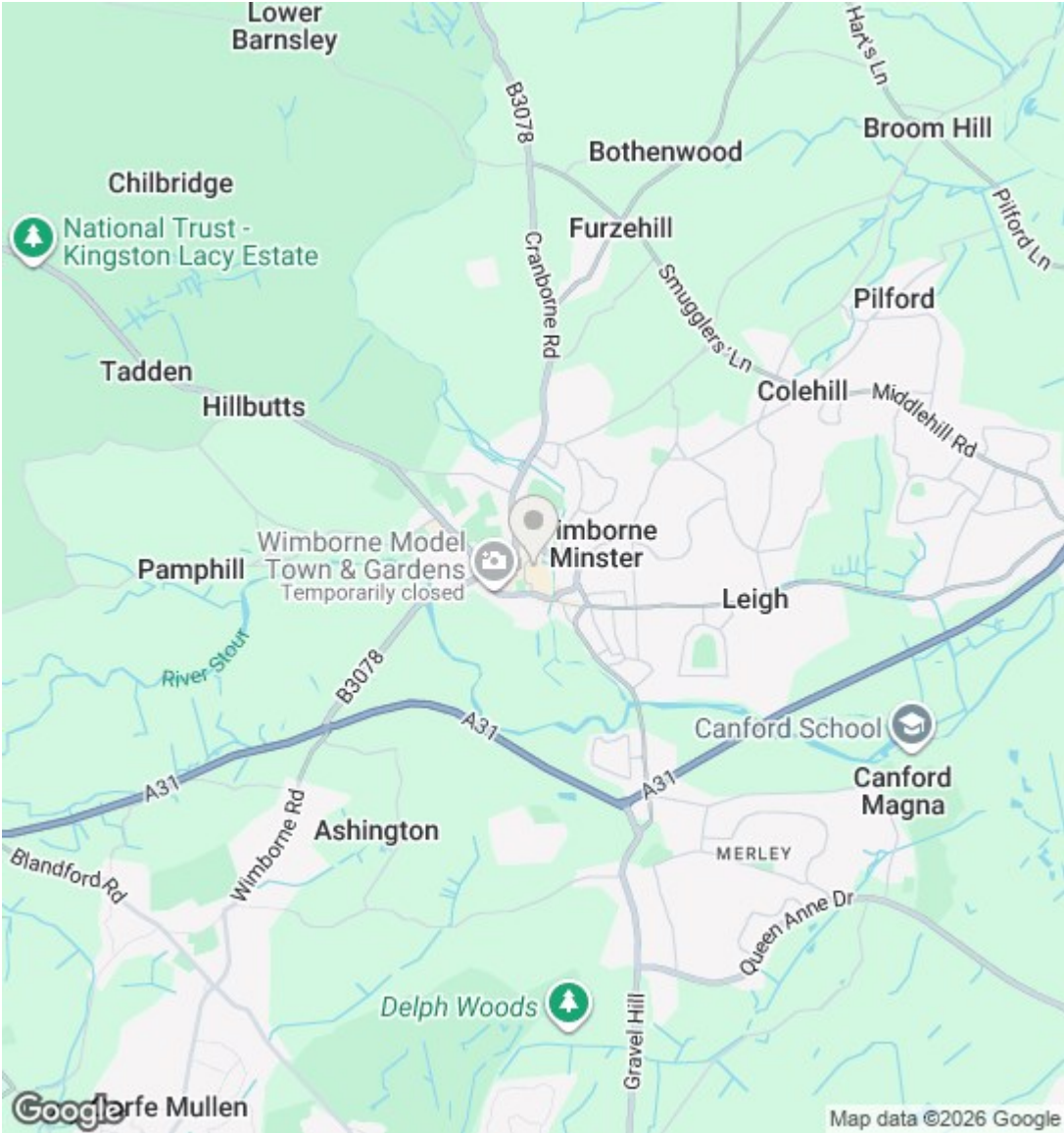
double bedroom with a built-in wardrobe, complemented by a smart, modern tiled bathroom featuring an in-bath shower. The property further benefits from beige fitted carpets, gas central heating, and the convenience of an allocated parking space in the private courtyard to the rear.

Rent: £1100.00  
Deposit: £1557.00  
EPC: C  
Council Tax: C

"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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	74
England & Wales		EU Directive 2002/91/EC	

## Viewings

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