



## 15 Marlborough Court, Allenvie Road, Wimborne,

£1,000 PCM Deposit £1,153

- Purpose Built Flat
- Allocated Parking Space
- Double Bedroom
- Ground Floor Flat
- Recently Renovated Throughout
- Central Wimborne Location
- Council Tax Band B

# 15 Marlborough Court, Wimborne BH21 1UR

\*\* 1 Bed Flat to Rent Wimborne \*\* Ground Floor \*\* Well Presented \*\* Modern \*\* Easy Walking To Town Centre \*\* Electric Heating \*\* Allocated Parking Space \*\*



Council Tax Band: B



## Property Details

Recently refurbished and available immediately, this unfurnished one-bedroom ground-floor flat is located in Wimborne, within walking distance of the town centre and close to local amenities and transport routes.

The accommodation features a modern open-plan living and kitchen area with integrated appliances. The double bedroom enjoys a peaceful rear aspect overlooking the river, while the modern bathroom is fitted with a bath with overhead shower.

The flat boasts plenty of natural light throughout and would make a wonderful home for a working professional or a couple. Additional benefits include allocated parking for one vehicle.

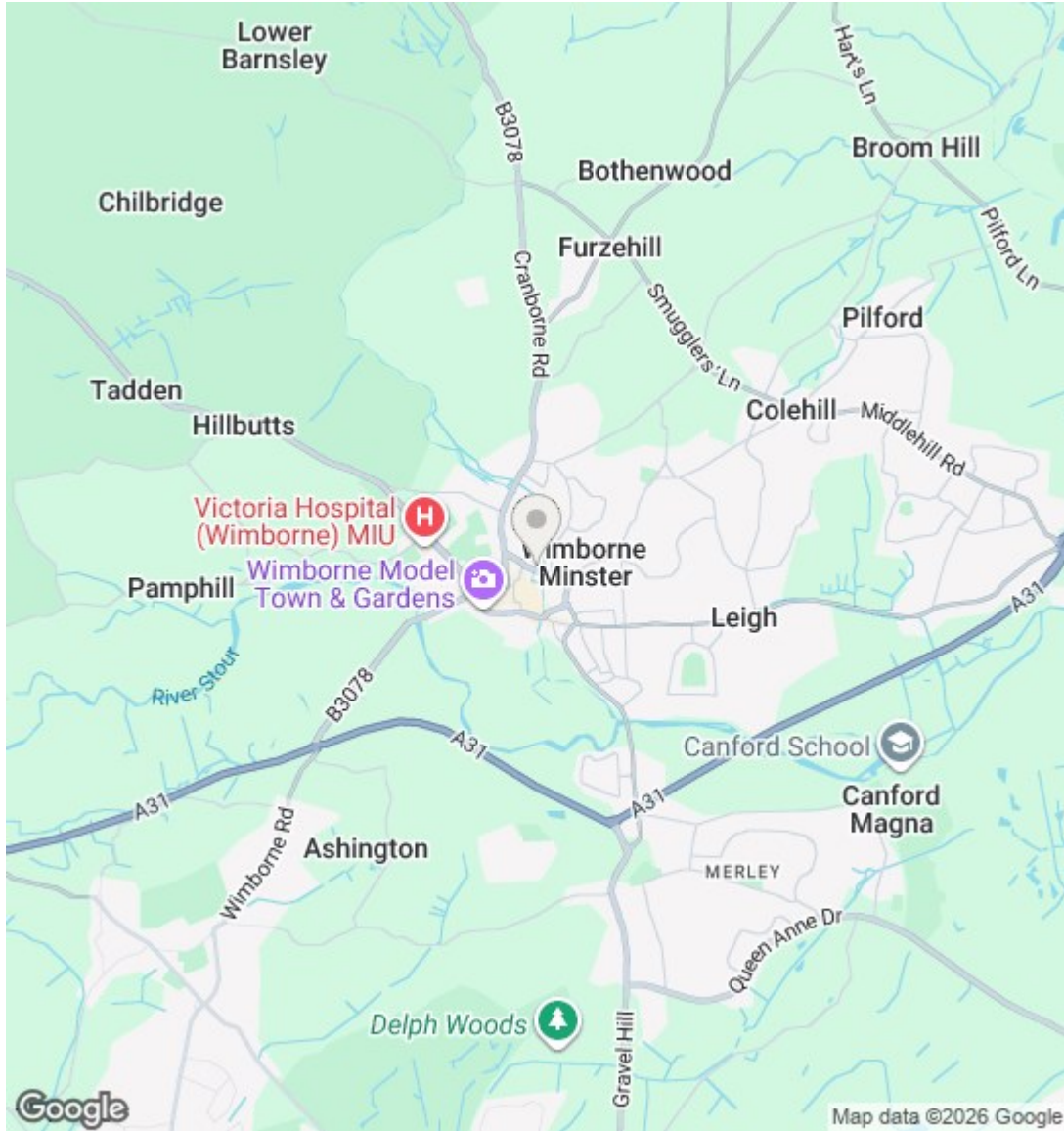
Rent: £1000.00  
Deposit - £1153.00  
EPC - E  
Council Tax - B

"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 |                         | 72        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 54                      |           |
| (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.