



Flat 2, 2 Avenue Road  
Wimborne

£1,200 Per month

Well presented two-bedroom split-level apartment within walking distance of Wimborne town centre.





- Two-bedroom split-level apartment • Short walk to town centre • Large lounge with high ceilings • Feature shutters and fireplace • Kitchen with cooker and hob • Bathroom with shower over bath • Double bedrooms with storage • Single garage and 2 parking spaces

The large lounge/dining room features high ceilings and a large window adorned with wooden shutters. The decorative fireplace adds a touch of charm, creating a cosy atmosphere for relaxation or entertaining guests.

The kitchen is practical and functional, equipped with a cooker and hob, and provides ample space for a washing machine and fridge. The bathroom is fully fitted, complete with a toilet, basin, and a shower over the bath, offering convenience and comfort.

Upstairs, you will find two well-proportioned double bedrooms, both featuring built-in storage to maximise space and keep your belongings organised. Additional storage on the landing further enhances the practicality of this lovely apartment.

For those with vehicles, the property includes a single garage and two parking spaces, a rare find in such a desirable location.

With the town itself is an array of local shops, cafes, and amenities, making this apartment a perfect choice for those seeking a vibrant community lifestyle.

Holding Deposit £276.00

Security Deposit £1384.00

#### ADDITIONAL INFORMATION

Council Tax Band: B

Furnishing Type: Unfurnished

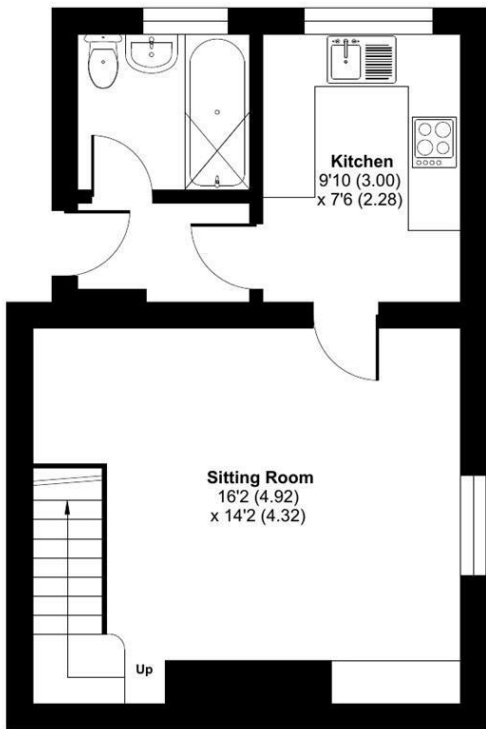
Security Deposit: £1,384

Available From: 30th June 2026

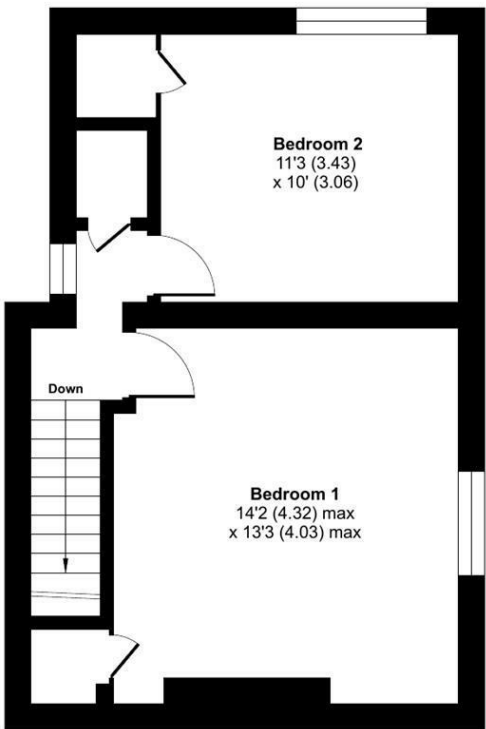


Avenue Road, Wimborne, BH21

Approximate Area = 778 sq ft / 72.2 sq m  
For identification only - Not to scale

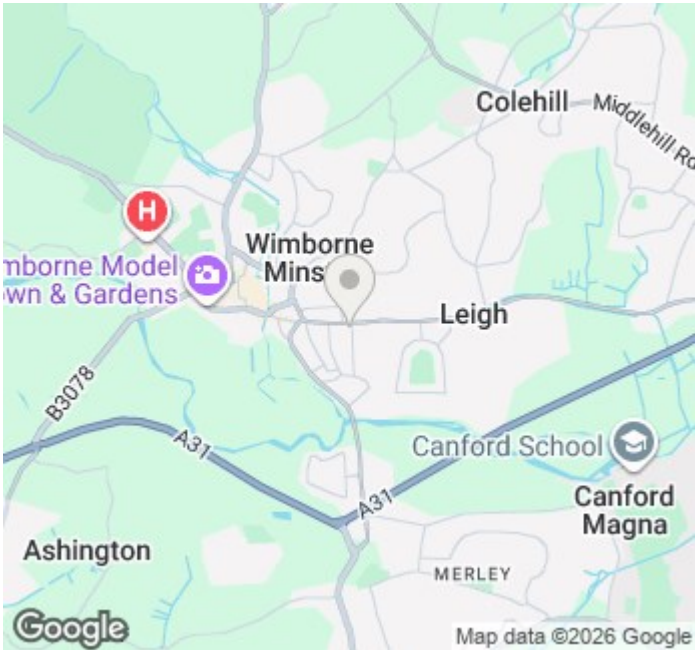


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nitchcom 2026. Produced for Spencers of the New Forest Ltd. REF: 1479813



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 70        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 48                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



# SPENCERS

LETTINGS

## ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.



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