



£700 pcm

CUTHBURY GARDENS, WIMBORNE BH21 1YB





- ◆ TOWN CENTRE
- ◆ STUDIO FLAT
- ◆ AVAILABLE MID JANUARY
- ◆ UNFURNISHED

A ground floor, purpose built studio flat situated in a convenient town centre location offered on an unfurnished basis and available from mid January.

## Description

Cuthbury Gardens is a small cul-de-sac development within walking distance of the town centre, with its wide range of amenities. The flat provides modern contemporary style living benefitting from UPVC double glazed windows and electric heating. There is a main entrance door which leads to a communal hallway. The open plan studio has neutral finish with a grey, soft pile carpet and magnolia wall coverings and a low window seat. A contemporary style open plan kitchen comprises beech effect wood worktops with white gloss floor and wall mounted cupboards with space and plumbing for a variety of appliances. The bathroom comprises a three piece suit finished in white with a shower facility over the enclosed panel bath.

## Outside

There is a parking area of which there is a space conveyed with this property.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town dating back over 50 years and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size - 268 sq ft (24.9 sq m)

Heating - Electric

Glazing - Double glazed

Parking - Allocated

Garden - Communal

Main Services - Water, electric and drains

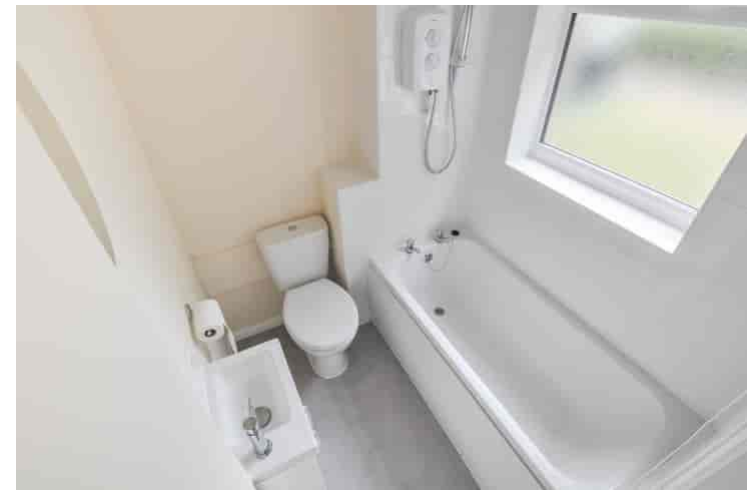
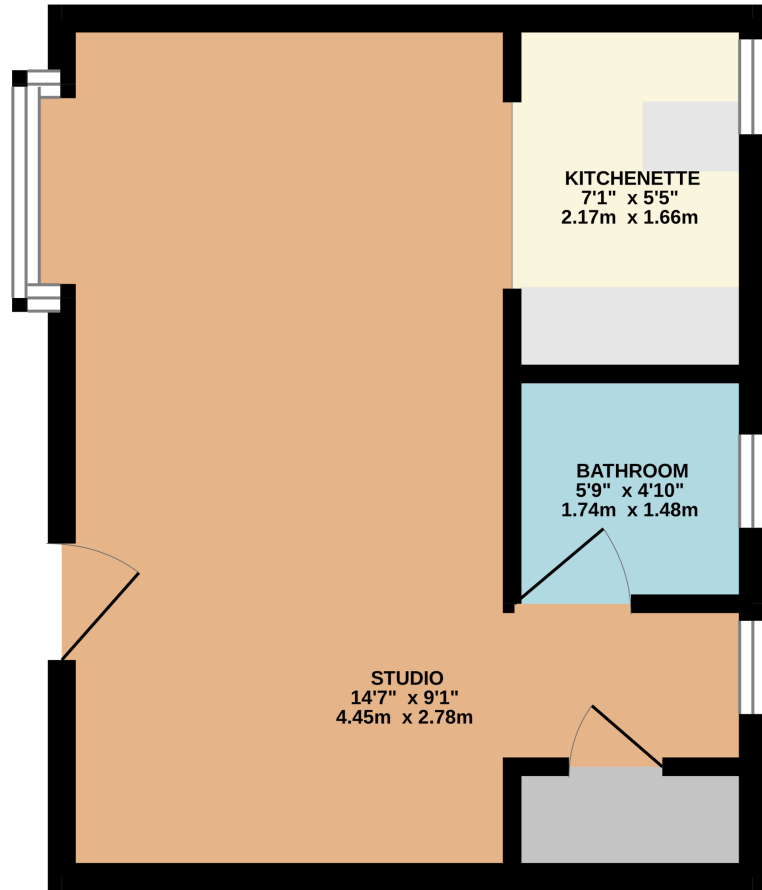
Broadband up to - Std 17, Fibre 67 Mbps

Local authority - East Dorset Dist. Council

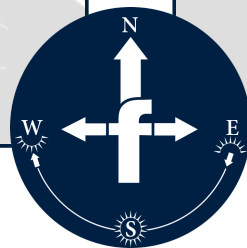
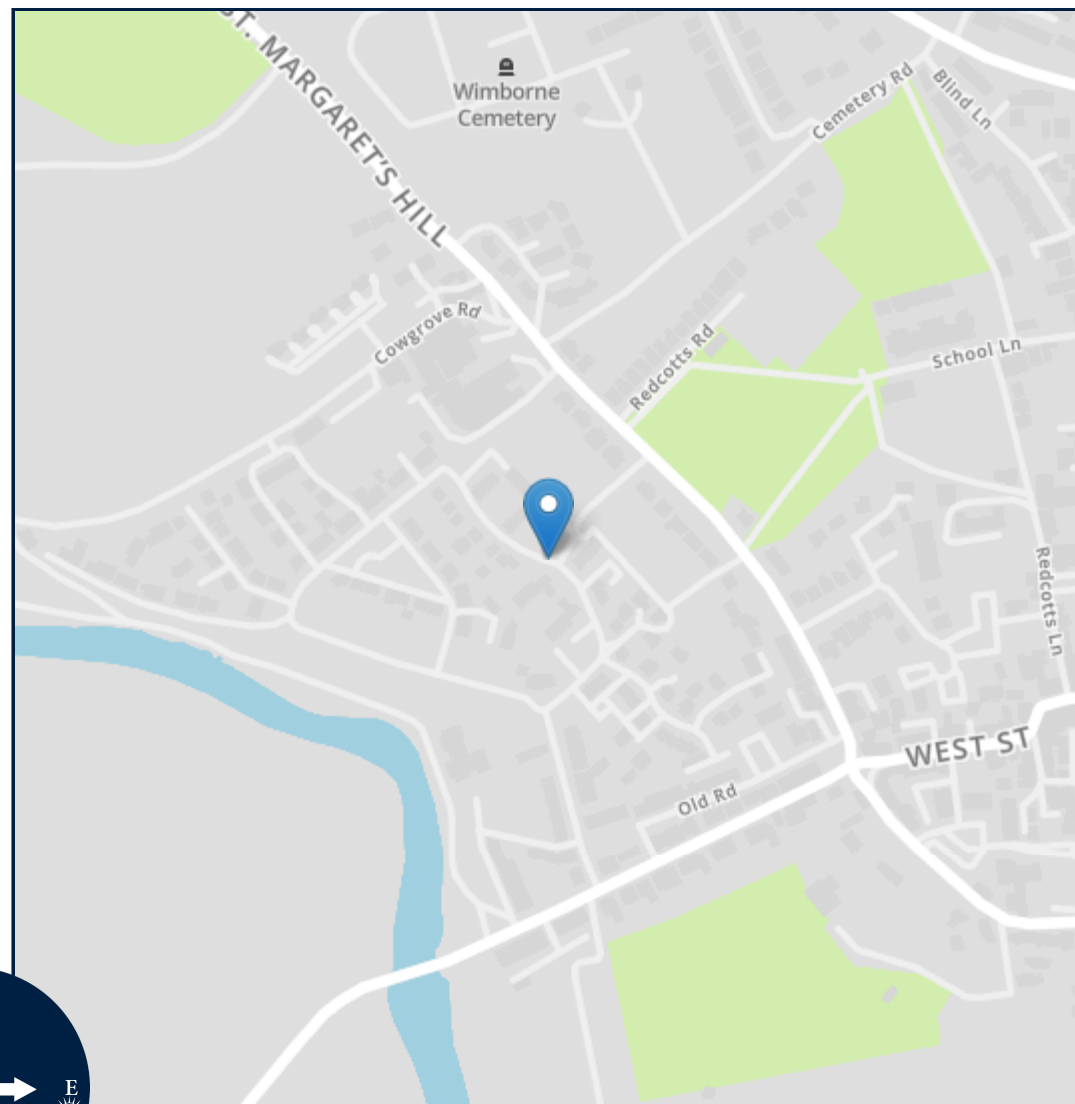
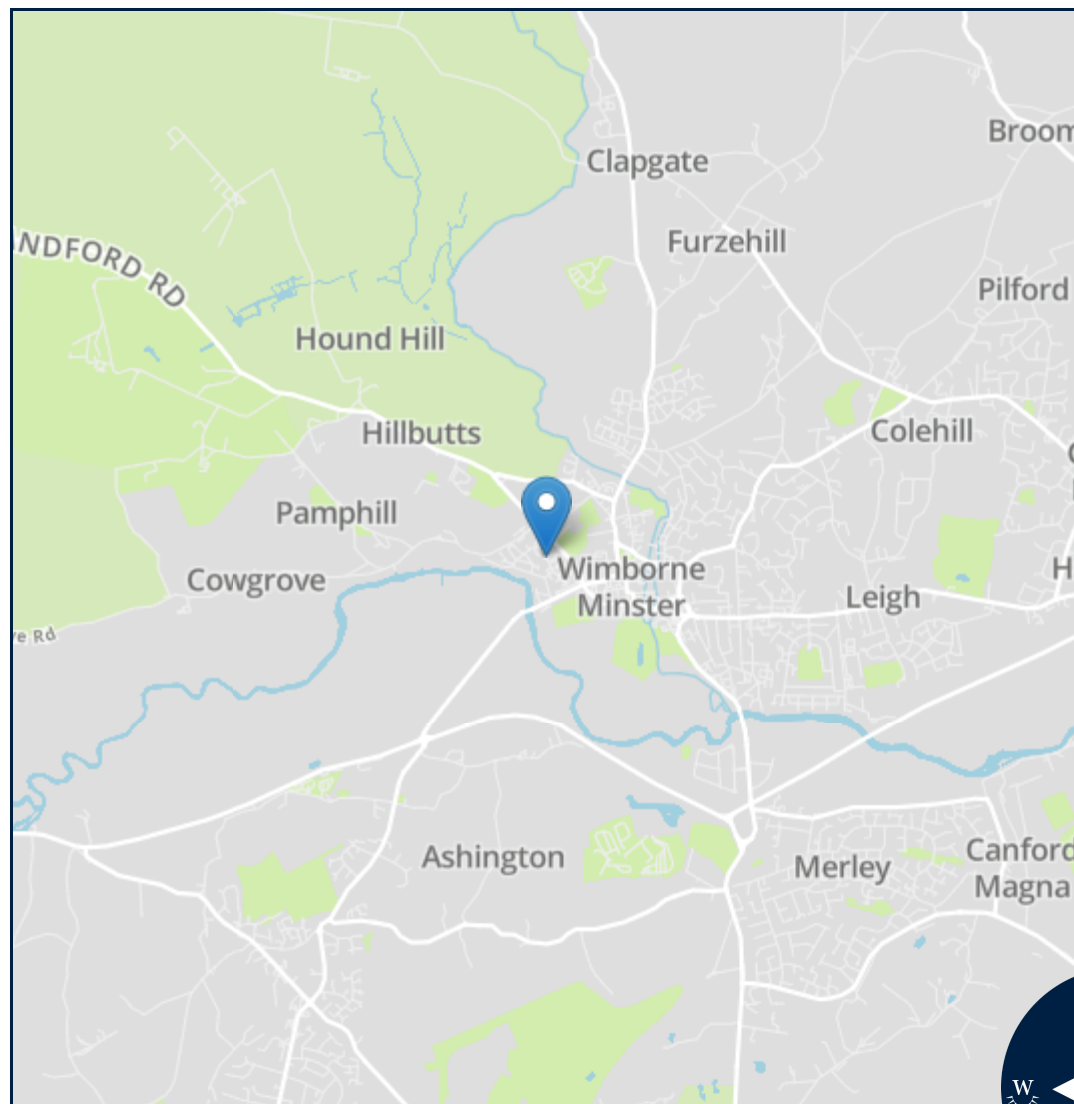
Council tax - Band A



GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 268 sq.ft. (24.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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