



*Asking Price*

£209,950

Leasehold

MARLBOROUGH COURT, ALLENVIEW ROAD, WIMBORNE BH21 1UR





- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **ONE DOUBLE BEDROOM**
- ◆ **NO FORWARD CHAIN**
- ◆ **ALLOCATED DOUBLE GARAGE**

An first floor, one bedroom, purpose built apartment situated close to the town centre and boasting the only double garage in the building, as well as being offered without a forward chain.

## Property Description

Marlborough Court sits at the start of Allenview Road, close to the entertainment and shopping facilities of the town centre, and comprises a selection of one bedroom apartments arranged over three storeys. This particular property is positioned on the first floor and offers well presented accommodation which comprises a double bedroom, fully fitted bathroom and living room with open plan style kitchen. The home is double glazed throughout and has electric night storage heating.

## Gardens and Grounds

There is a communal parking area, which in turn gives access to the garages, of which there is a double garage conveyed with this property.

Extra Information:

Service Charge Details: £1,767.64 per annum (which equates to £883.82 paid half yearly) including water and sewage charges, buildings insurance, garden maintenance and cleaning and upkeep of communal areas.

Type of letting permitted: Min term of 6 months.

Ground rent details: Peppercorn.

## 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 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: 364 sq ft (33.8 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Double garage

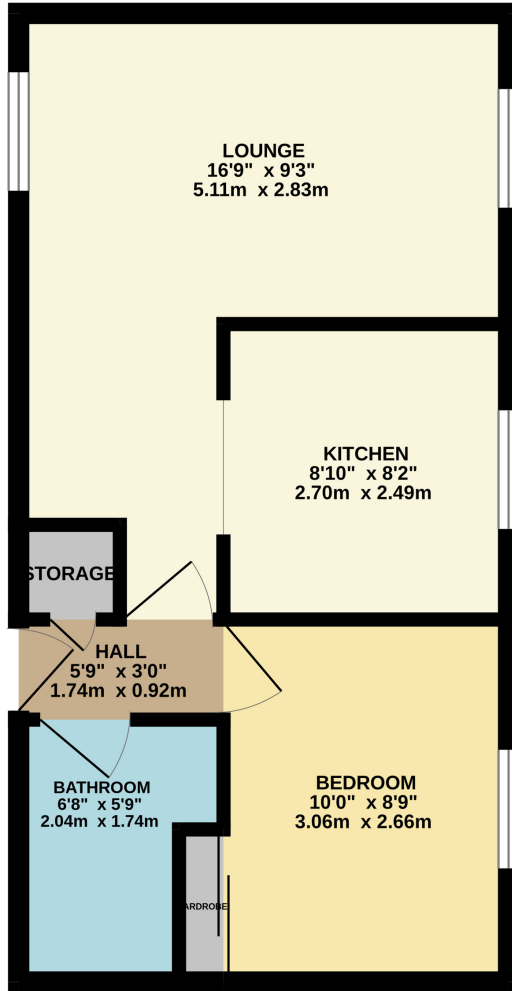
Garden: N/A

Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

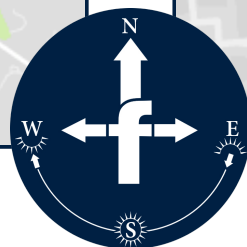
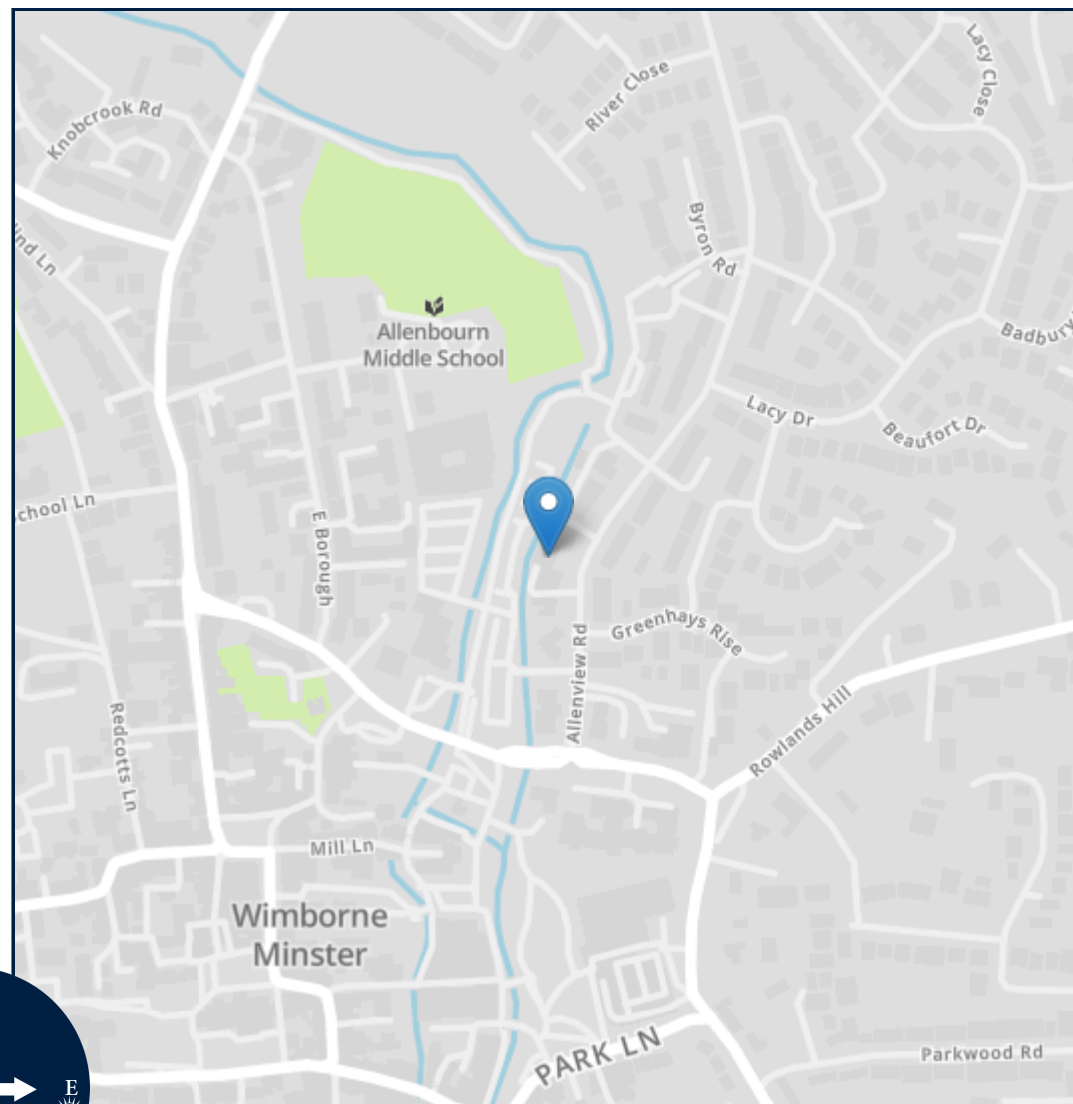
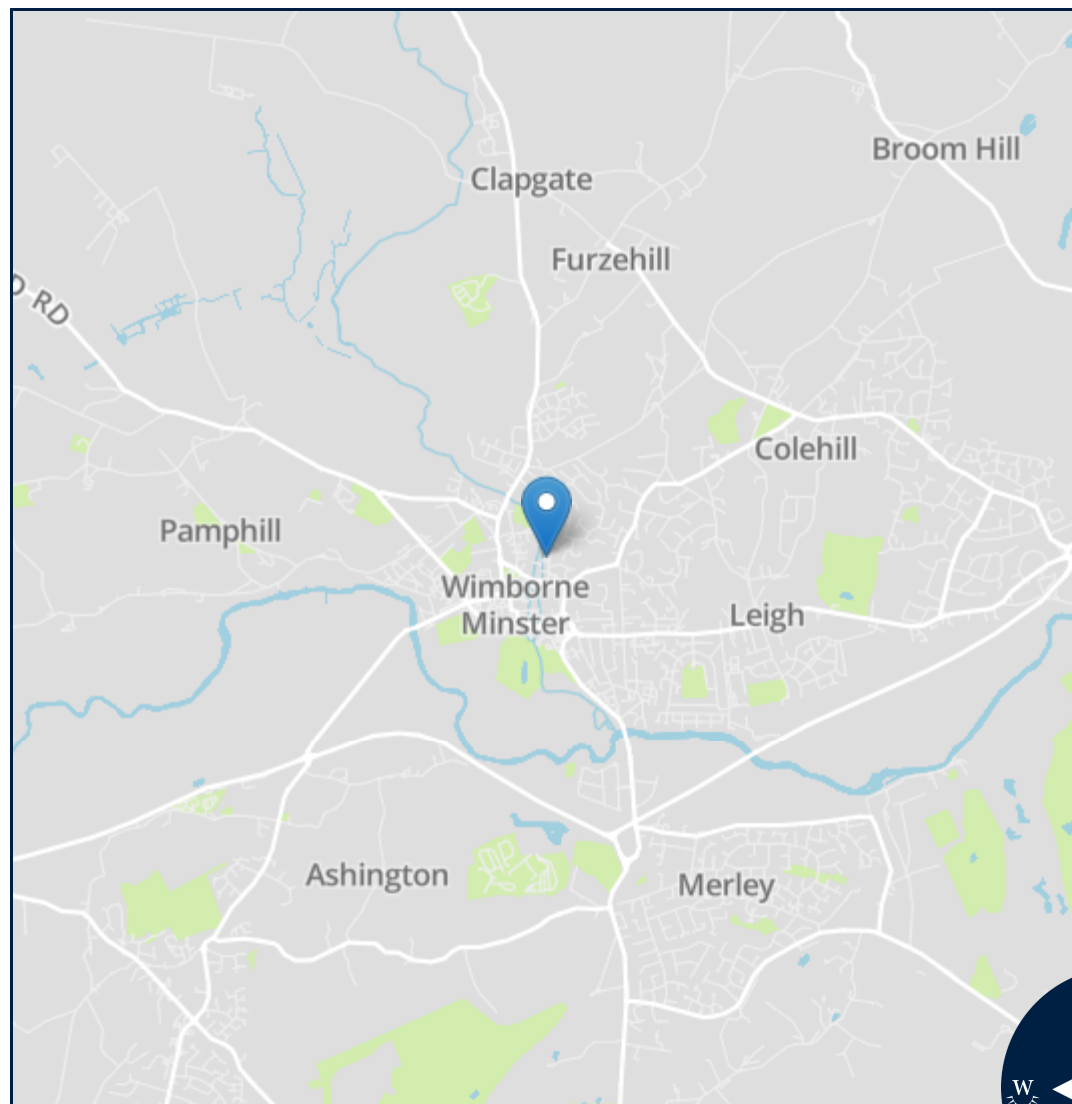
Council Tax Band: B

GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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