



Asking Price

£160,000

Share of Freehold

MARLBOROUGH COURT, ALLENVIEW ROAD, WIMBORNE BH21 1UR



- ◆ **PURPOSE BUILT APARTMENT**
- ◆ **ONE BEDROOM**
- ◆ **COMPLETE REFURBISHMENT REQUIRED**
- ◆ **NO FORWARD CHAIN**

A ground floor, one bedroom, purpose built apartment in need of complete refurbishment throughout and boasting a central position close to Wimborne town centre.

Property Description

Marlborough Court sits at the start of Allenvie 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 ground floor and the accommodation comprises of an open plan living room and kitchen, double bedroom and bathroom. The property requires complete refurbishment through out, has electrically operated heating and is being offered without a forward chain.

Gardens and Grounds

There is an allocated car parking space conveyed with the property.

Length of Lease: 999 years from 1 January 1980.

No Pets allowed.

Letting Permitted: Min term of 6 months.

Service Charge Details: £2,800 per annum (which equates to £1,400.00 paid half yearly) (an amount brought in to cover a roof leak on the block, which has now been rectified. NB: This amount could be lowered in the future). It includes water and sewage charges, buildings insurance, garden maintenance and cleaning and upkeep of communal areas.

Ground Rent Details: Peppercorn.

Type of letting permitted: Min term of 6 months.

Share of Freehold.

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. 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: 492 sq ft (45.7 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: 1 Allocated parking space

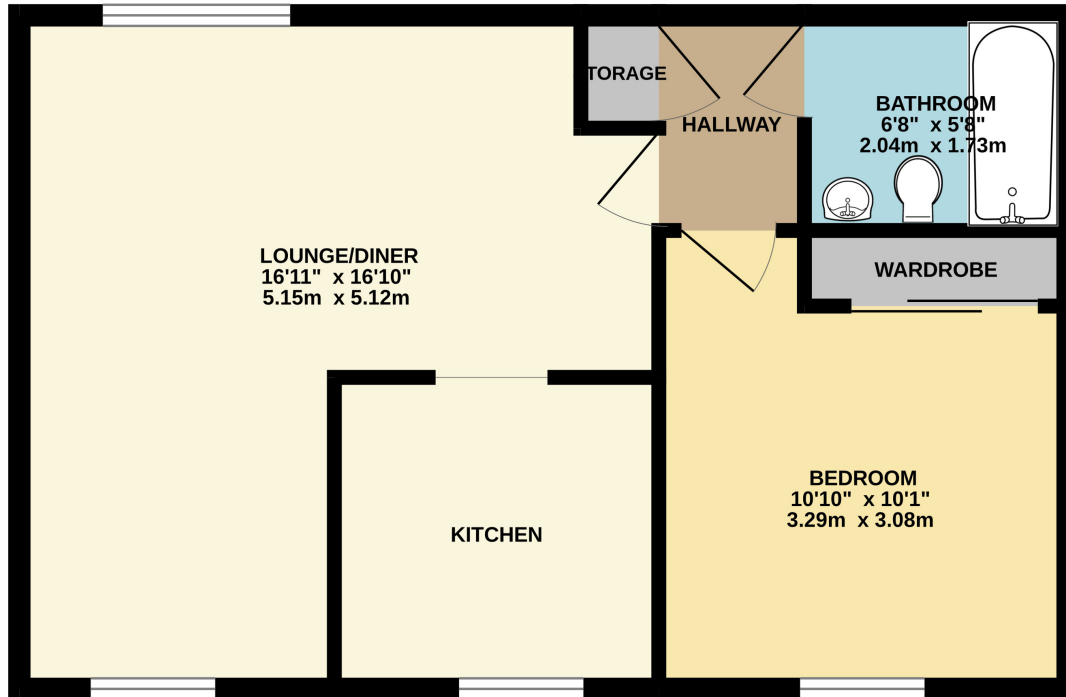
Garden: No Garden

Main Services: Electric, telephone, water, drains

Local Authority: Dorset Council

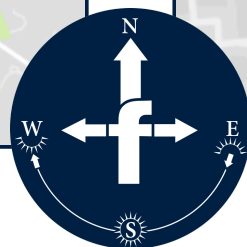
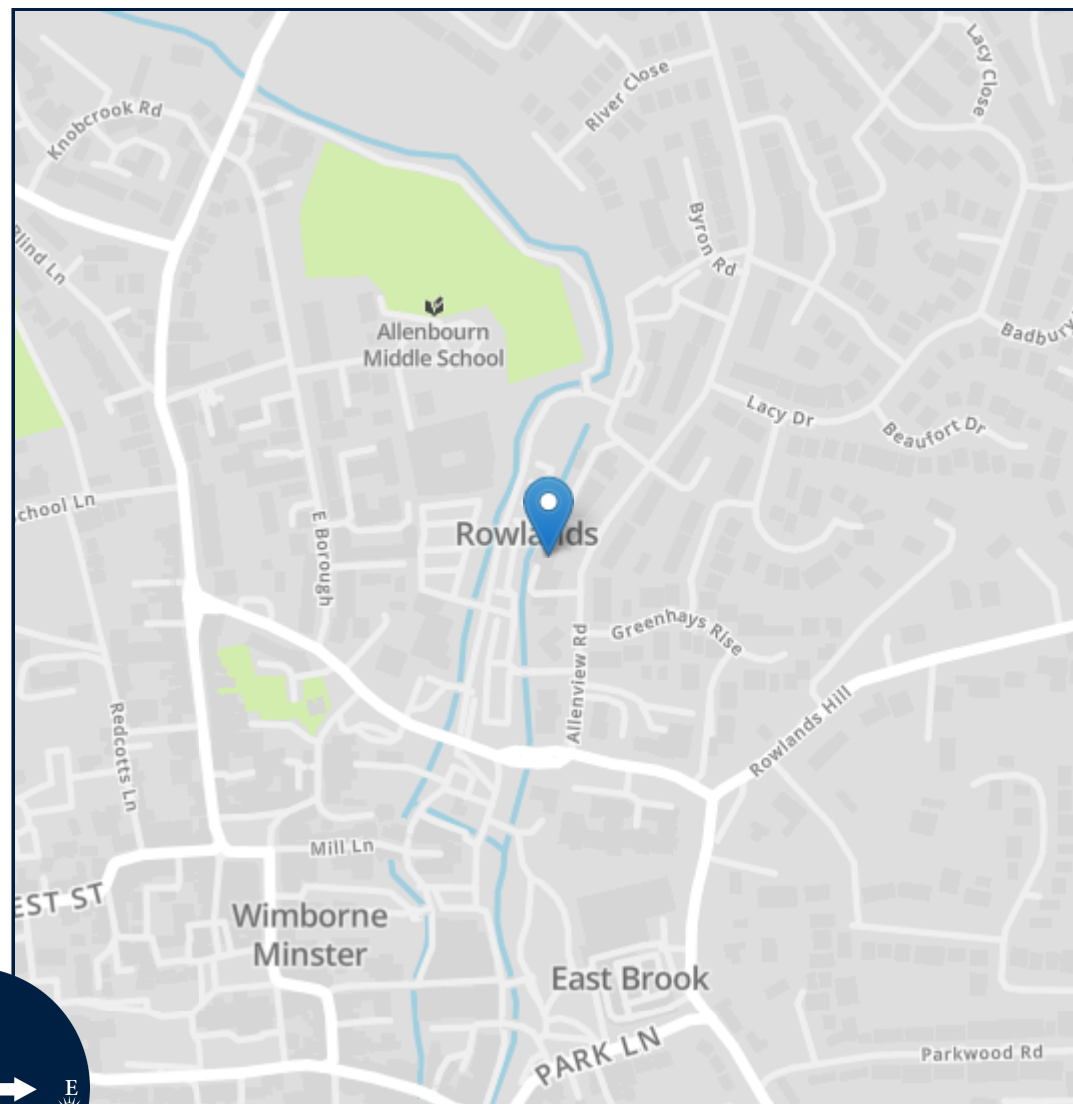
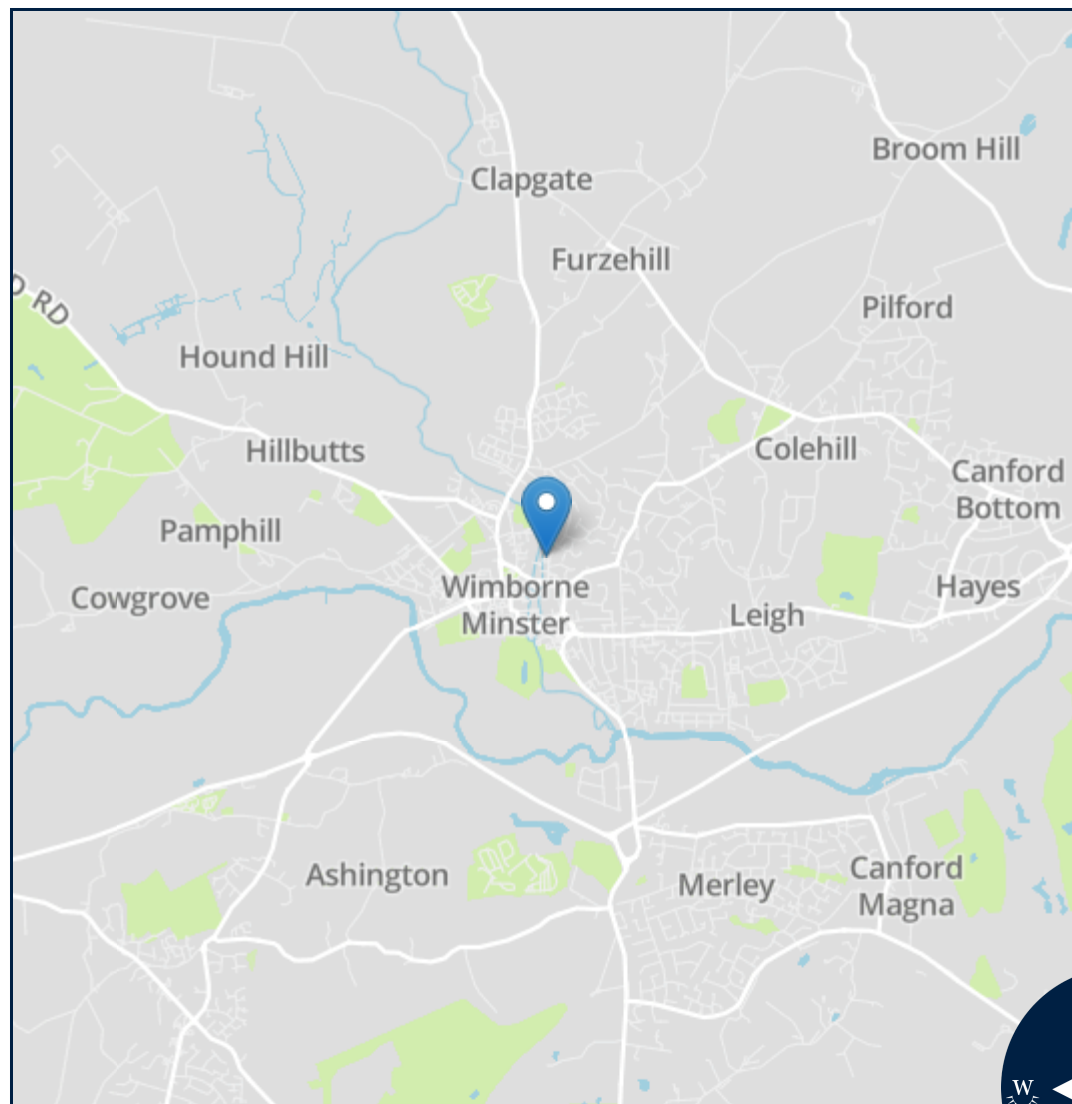
Council Tax Band: B

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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