Nicholas Humphreys

Flat 8 Marlborough Court Allenview Road, Wimborne, BH21 1UR

£155,000

- Close to Wimborne Centre
- Bright and Airy Throughout
- No Forward Chain
- Popular Purpose Built Block
- Requires Some Updating
- Security Entry
- Open Plan Lounge/Kitchen
- Feature Double Width Garage
- Long Lease

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A super one bedroom purpose built first floor apartment situated in a sought after location close to Wimborne Town Centre. The property requires updating but offers great potential to make a great home or long term rental. There is a spacious, bright and airy open plan lounge/kitchen space ideal for modern day living. A real feature and benefit is the double garage and the property is offered for sale with no forward chain.

1 1 1 C Council Tax Band: B

Property Details

Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

Description

Accommodation Comprises, Side access with steps to the front door, security entry through to the communal entrance, stairs to the first floor landing,
Front Door to the entrance hall, built in storage/airing cupboard, door to Lounge/Kitchen, a double aspect room with windows to front and side, which is South and West Facing making a bright and airy room, a good size giving plenty of room for lounge and dining areas
Kitchen, range of work surfaces with eye and low level cupboards, built in oven and hob (not tested) space for further appliances, part tiled, window to front aspect.
Bedroom, a double room, window to front, built in fitted wardrobes
Bathroom, paneled bath with electric shower and glazed screen, low level w.c. wash hand basin, part tiled.
Outside, communal lawns to the front with various maure shrub borders, all very well kept.
Garage, a real feature of the property is that it has the benefit of an allocated double width garage.

Tenure

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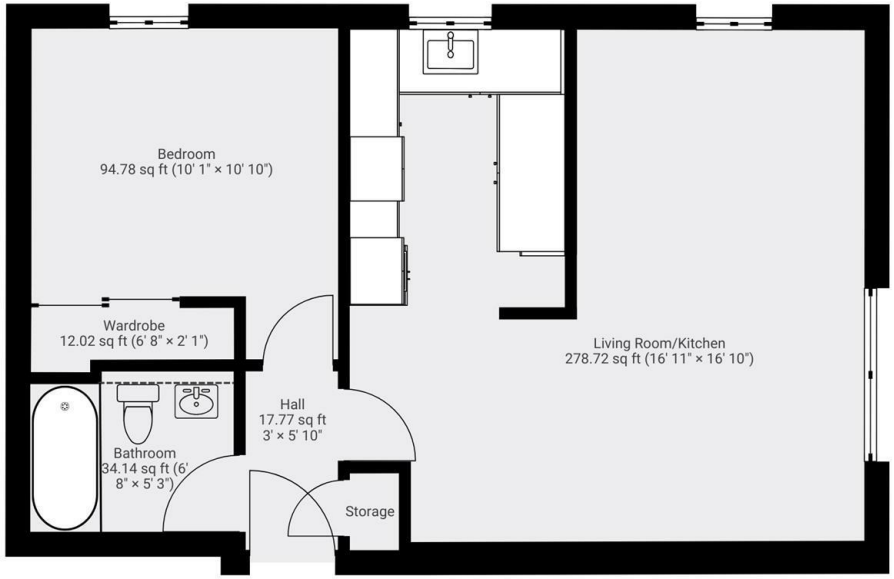
Leasehold 999 years from 1980
Remaining 955 years remaining
Ground Rent £10 p.a.
Service Charge £1,768 budget 30.6.24
£2,635 budget 30.6.25 includes reserve fund for works
Purchaser becomes a member of 'The Marlborough Court Management Company' which owns the freehold.

As an investment we would anticipate that in good condition throughout, the property would rent for £950 per calendar month.

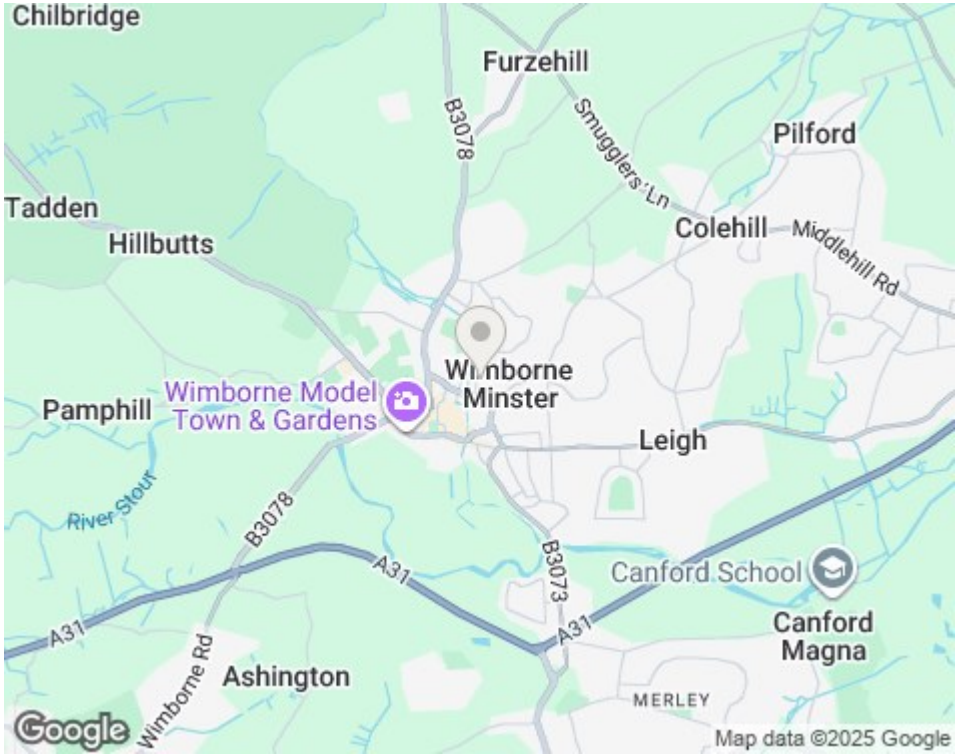
Marlborough Court

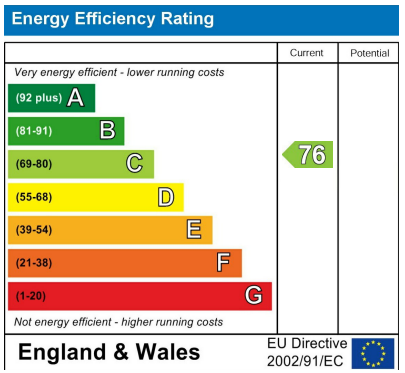
LOCATION
Allenview Road
BH21 1UR Wimborne
Dorset

▼ **1st Floor** TOTAL AREA: 441.21 sq ft LIVING AREA: 441.21 sq ft



Area Map





Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

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