



## Flat 17, Griffin Court Station Road, Wimborne, BH21

£1,000 Per Month

- Close to Wimborne Town Centre/River Walks
- Large Open Plan Living Space
- Garage close by
- Very Spacious Ground Floor Apartment
- Good Storage Space
- Well Presented Throughout
- Gas Central Heating

# Flat 17, Griffin Court Station Road, Wimborne BH21 1RQ

A super one bedroom purpose built ground floor apartment situated in a popular and convenient location, close to Wimborne Town Centre and with scenic river walks nearby. A very spacious apartment with large open plan lounge/kitchen area ideal for modern day living, well presented throughout and with the additional benefit of good storage. The property has a nearby garage.



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 , Door to communal area which leads to Flat 10. Front Door to Entrance Hall, large built in double storage cupboard plus further single storage cupboard, Lounge/Kitchen, Lounge, a very spacious open plan room ideal for contemporary living, double aspect making it a bright and airy room

Kitchen Area, Range of work surfaces and matching breakfast bar area, eye and low level storage cupboards, inset electric oven, space for further appliances, part tiled

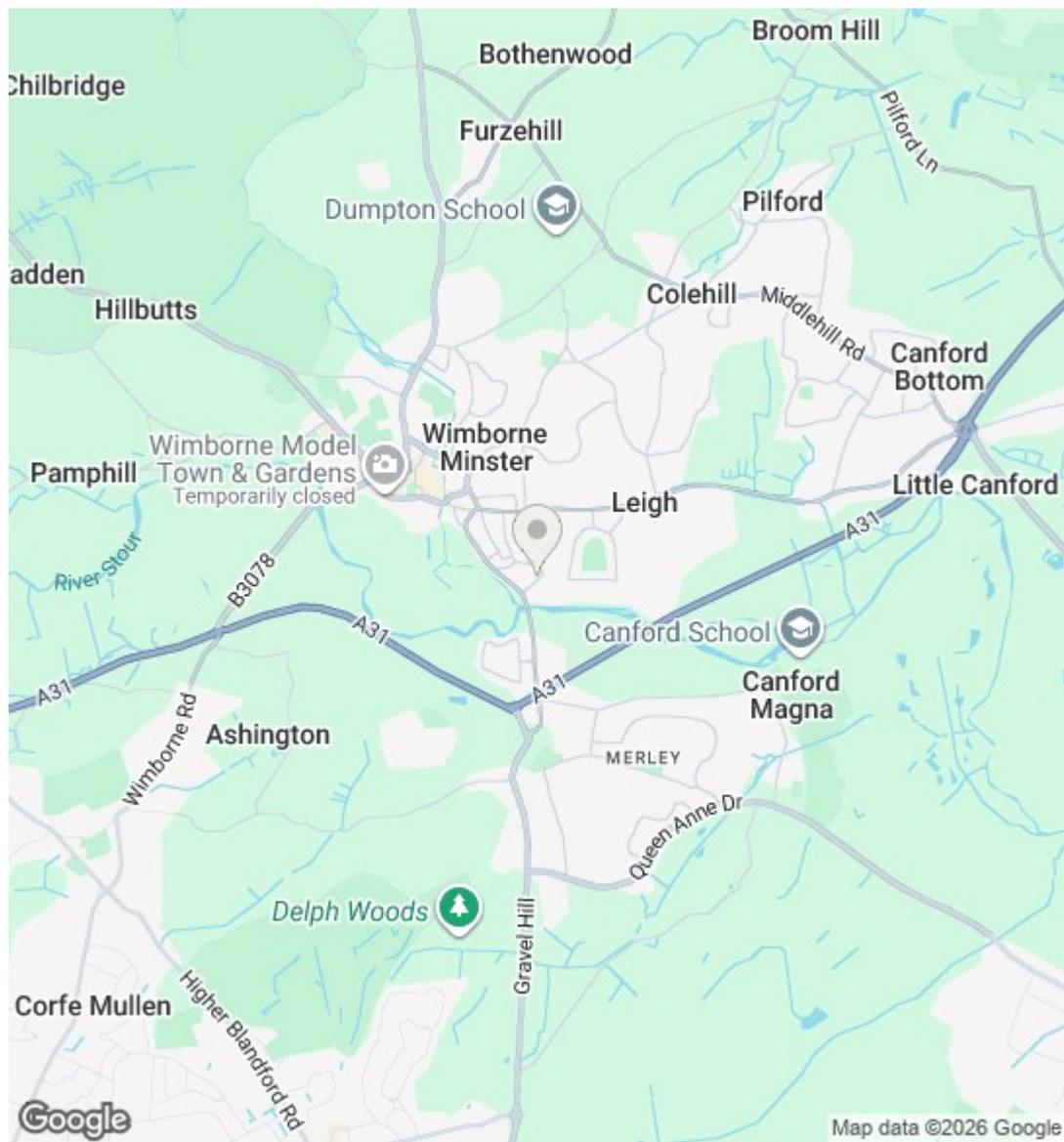
Bedroom, a good sized double with with windows to front aspect. Bathroom, white suit, paneled bath with shower mixer taps. low level w.c. wash hand basin, tiled Outside, Communal grounds are mainly laid to lawn with various mature shrubs and hedges, Garage is close by in block, just a few yards from the entrance

Rent: £1000.00  
Deposit: £1153.00  
EPC: C  
Council Tax: B

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewings

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