



## Flat C, 7 West Borough, Wimborne, Dorset, BH21 1LT

£1,295 PCM Deposit £1,557

- Prime location with convenient living space
- Master bedroom with en-suite bathroom
- EPC rating of C
- Large windows and high ceilings
- Luxurious free-standing bath in bathroom
- Council tax band C
- Modern kitchen with modern appliances
- Near public transport links and amenities

# 7 West Borough, Wimborne BH21 1LT

A comfortable and convenient flat in a prime location, ideal for families or couples, boasting bright and airy living spaces, modern kitchen and bathrooms, and easy access to local amenities and public transport.



Council Tax Band: B





## Property Details

### Property Description

This neutrally decorated flat in a prime location offers a comfortable and convenient living space. Ideal for families or couples, this property boasts one reception room with large windows and high ceilings, creating a bright and airy atmosphere. The modern kitchen features modern appliances, ample natural light, and a dining space perfect for enjoying meals together.

The flat comprises two bedrooms, with the master bedroom benefiting from an en-suite bathroom, built-in wardrobes, and plenty of natural light. The second bedroom also enjoys natural light, providing a peaceful retreat. The bathroom is equipped with a luxurious free-standing bath and built-in storage, adding a touch of elegance to the space.

Located near public transport links, local amenities, parks, historical features, and walking

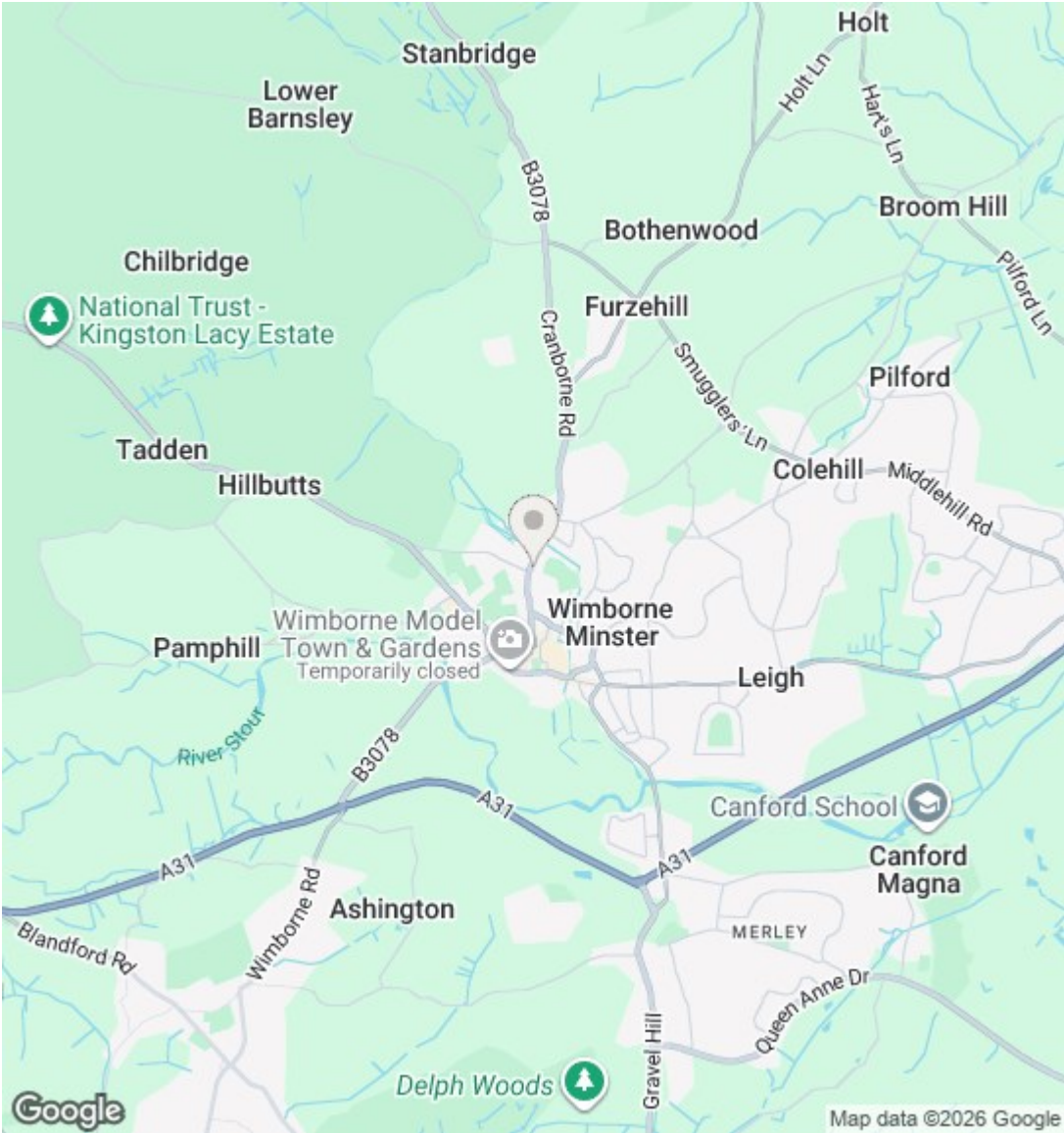
routes, this flat offers convenience and access to recreational activities. Additionally, the property includes the unique feature of parking, ensuring you always have a secure spot for your vehicle.

Rent: £1,300  
Deposit: £1,500  
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 |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Viewings

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