



## 50 Cuthbury Gardens, Wimborne, Dorset, BH21 1YB

£750 PCM Deposit £865

- Wimborne
- Pull Down Bed Frame
- Walking Distance of Town Centre
- Studio Flat
- Built in Cupboards
- Council Tax Band A
- First Floor
- Residents Parking
- EPC Rating E

# 50 Cuthbury Gardens, Wimborne BH21 1YB

First-Floor Studio Flat Situated Just a Short Walk from Wimborne Town Centre



Council Tax Band: A



## Property Details

Charming First-Floor Studio Flat in a Prime Location, just a Short Walk from Wimborne Town Centre

This well-presented studio flat is ideally located on the first floor of a small, purpose-built block in a quiet, residential area. Offering a fantastic opportunity for those seeking convenience, it is within level walking distance of Wimborne's bustling town center.

The studio room features a built-in drop-down bed, along with ample built-in cupboards and wardrobes for storage. The separate kitchen area is equipped with an electric oven, a countertop fridge, and space for a washing machine beneath the worktop. The bathroom includes a bath with a shower overhead.

Additional benefits include electric heating and one allocated parking space, making this flat a perfect choice for those seeking a comfortable and low-maintenance home in a

sought-after location.

Rent: £750.00

Deposit: £865.00

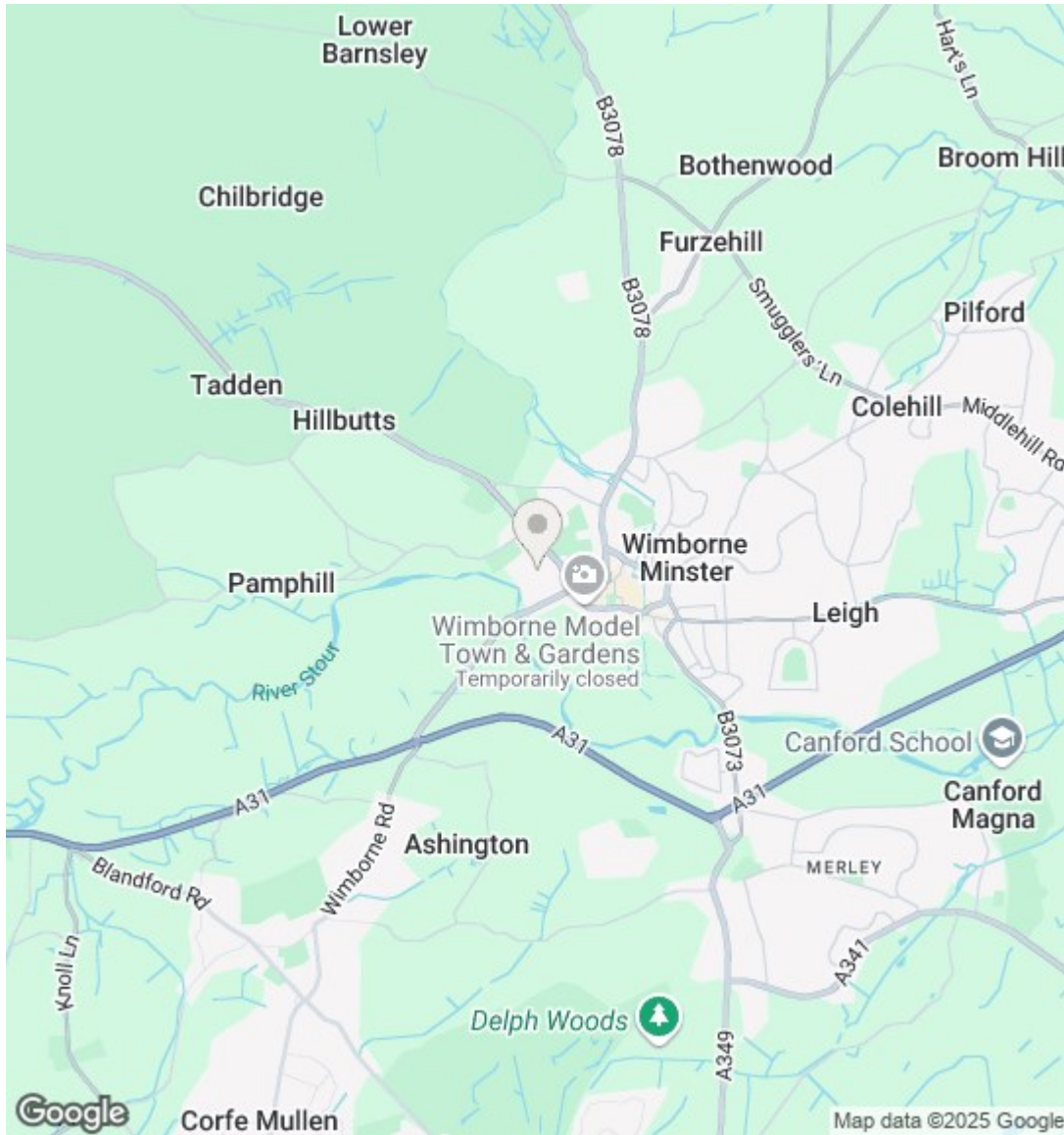
EPC: E

Council Tax: A

"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) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.