



Asking Price

£207,500

Leasehold

LOUISE COURT, CORFE MULLEN, WIMBORNE BH21 3BU



- ◆ TWO BEDROOM APARTMENT
- ◆ GAS FIRED HEATING
- ◆ PURPOSE BUILT
- ◆ OPEN PLAN KITCHEN & LIVING ROOM

A well proportioned and versatile two bedroom apartment in the centre of Corfe Mullen, benefitting from gas heating and double glazing, with allocated off road parking and a shared communal storage facility.

Property Description

Louise Court was constructed in 2007 and comprises twelve purpose built apartments arranged across three blocks. This particular apartment is positioned at the rear of the development. The apartment comprises of two bedrooms, both served by a modern fitted shower room and an open plan kitchen/living room with a rear aspect balcony. The home is double glazed throughout and benefits from gas fired heating.

Extra Information:

Lease: 125 years from 25 March 2007 - 111 years remaining.

Buildings Insurance: £207

Service Charges: £1,340 (inc £200 for reserve funds)

Ground Rent: £250

1 Allocated Parking Space

Gardens and Grounds

There is an allocated parking space conveyed with this property as well as access to a shared communal storage facility.

Location

The largest parish in England, Corfe Mullen featured in the Domesday Book, takes its name from Saxo-Norman meaning ‘a mill in a gap’ and the mill, on the River Stour, but sadly no longer in use, is described in the book as the most valuable corn mill in Dorset. For many years Corfe Mullen was important for smugglers, acting as a point of distribution and forwarding centre for contraband landed in Poole Harbour and along the neighbouring coastline. Situated approximately 2.5 miles south west of Wimborne town, Corfe Mullen is an established residential area surrounded by open countryside. Corfe Mullen flows into the town of Broadstone and is bordered by an old Roman Road which provides pleasant areas in which to walk. Residents are well catered for with various shops, favoured schooling, good country pubs, library, churches and a popular leisure club. Corfe Mullen is located within easy access of the A31 and the larger resort towns of Poole and Bournemouth are located some 6 and 9 miles distant respectively.

Size: 442 sq ft (41.0 sq m)

Heating: Gas fired

Parking: One allocated space

Garden: Shared communal facility

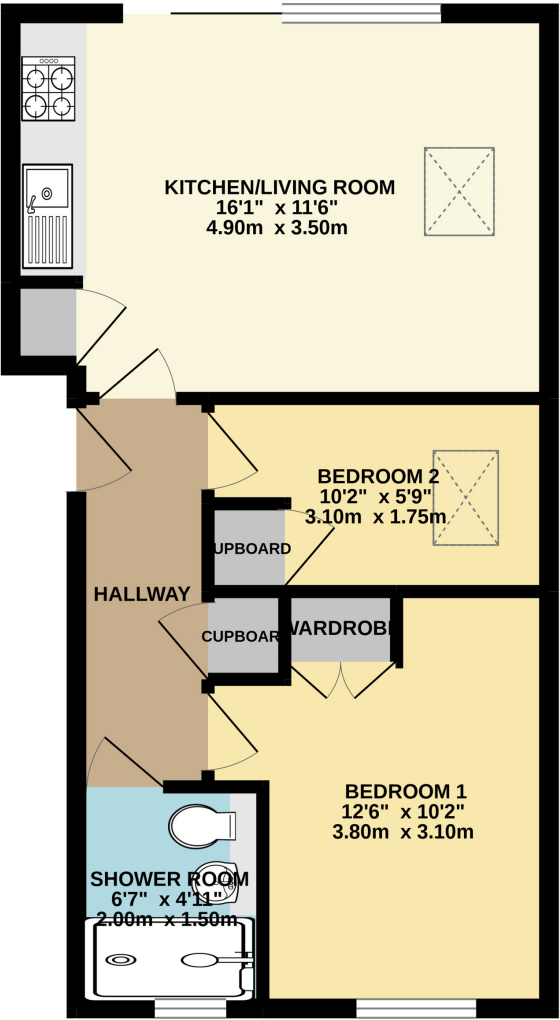
Main Services: Electric, Drains, Water, Gas

Local Authority: Dorset Council

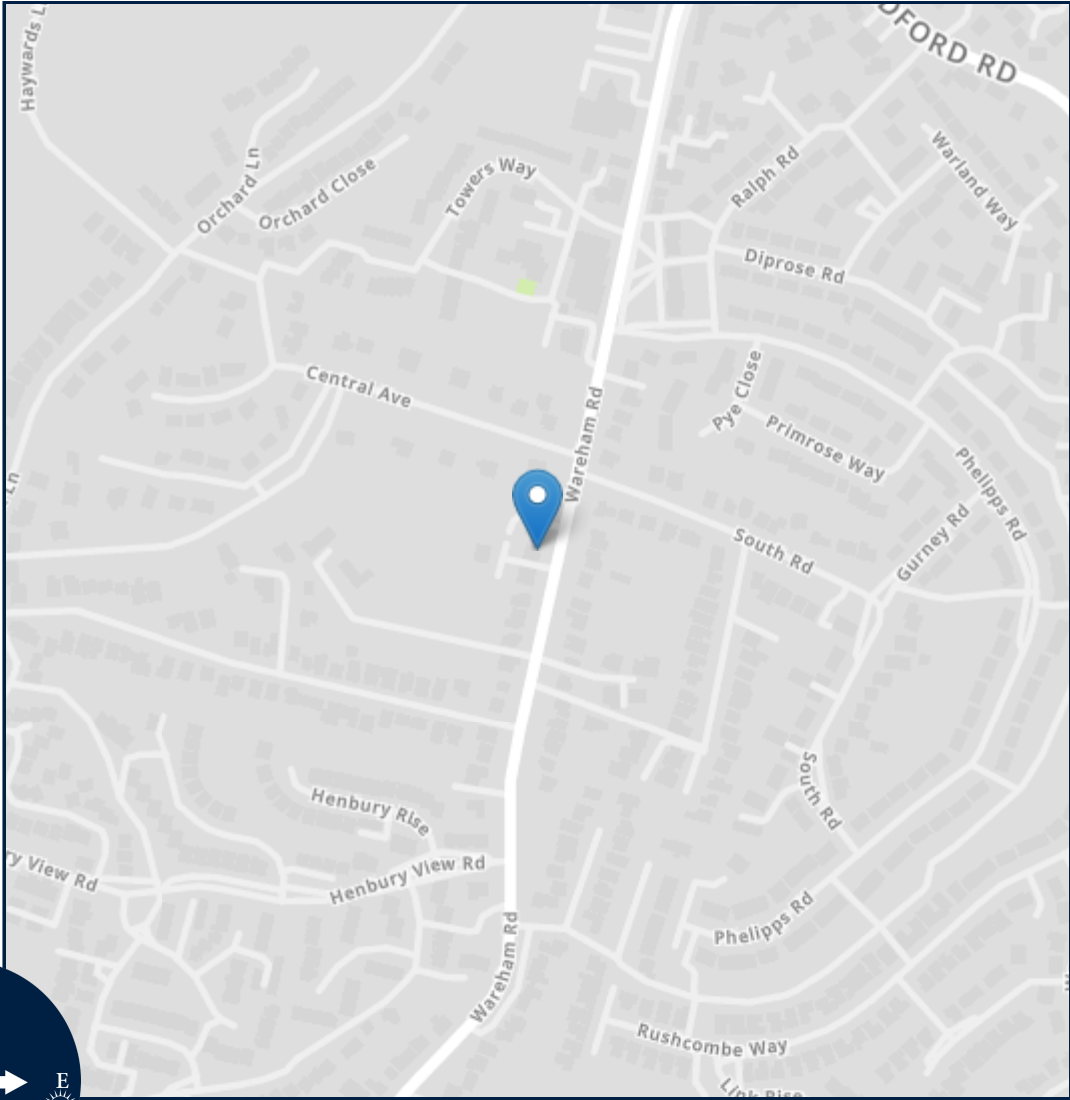
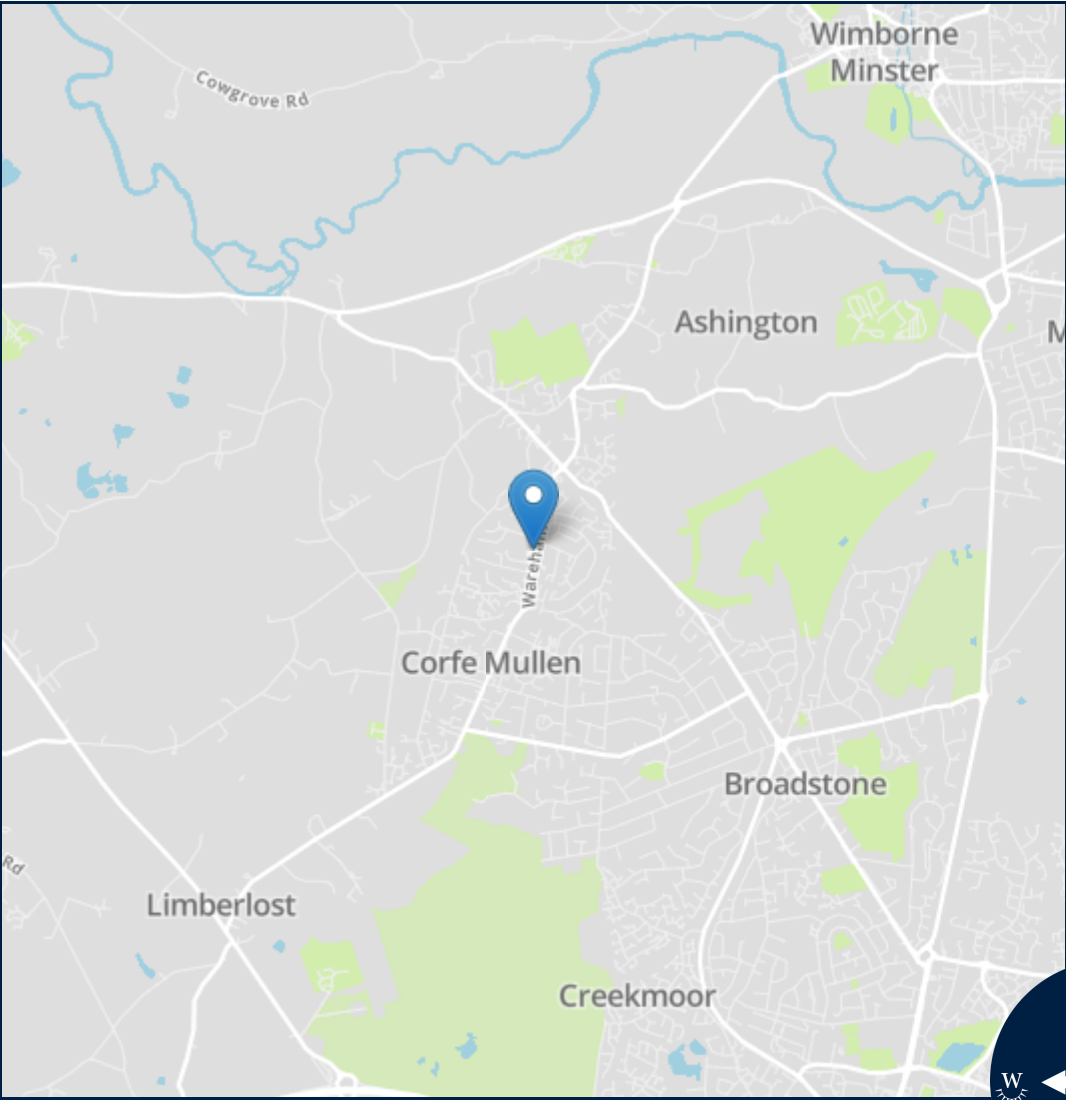
Council Tax Band: B



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.0 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		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(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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