



Milbourne Court,
516 Wimborne Road East, Ferndown, BH22 9NP

Milbourne Court
PRIVATE AREA
Flat 1
No Towing Permitted

Private Property

LEASEHOLD (Share of Freehold)

PRICE £219,950

“A spacious ground floor apartment with a single garage and a share of the freehold”

This conveniently located and generous sized two double bedroom, one bathroom, one En suite shower room, ground floor apartment has a single garage, driveway and a share of the freehold.

This conveniently located ground floor apartment has the added benefit of being sold with the share of freehold and also now comes to the market offered with no onward chain.

- **A two double bedroom ground floor apartment with single garage, share of freehold and no chain**
- Communal **entrance hall** with a communal storage cupboard
- Spacious **entrance hall** with entry phone intercom system and airing cupboard
- **Lounge/dining room** with a double glazed window to the front aspect
- Kitchen incorporating rolltop work surfaces, base and wall units with underlighting, stainless steel 1.5 bowl sink and drainer, integrated fridge and freezer, oven, hob and extractor, recess and plumbing for washing machine, microwave, cupboard housing a wall mounted gas fired Worcester boiler, tiled splashbacks, tiled floor
- **Bedroom one** is a generous sized double bedroom
- **En suite shower room** finished in a white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC, partly tiled walls
- **Bedroom two** is also a double bedroom
- Spacious **family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC with concealed cistern, partly tiled walls
- The property is conveyed with a single **garage** with an up and over door and a **driveway** in front of the garage providing an allocated space. There is a further area designated for visitors parking.
- All residents have the use of the **communal gardens** and a communal drying area. There is also a communal bin store and communal secure bike store
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately is less than 1 mile away.

Lease: 999 years from 2001

Current Maintenance Charge: £168.56 per month

Ground Rent: None

COUNCIL TAX BAND: D

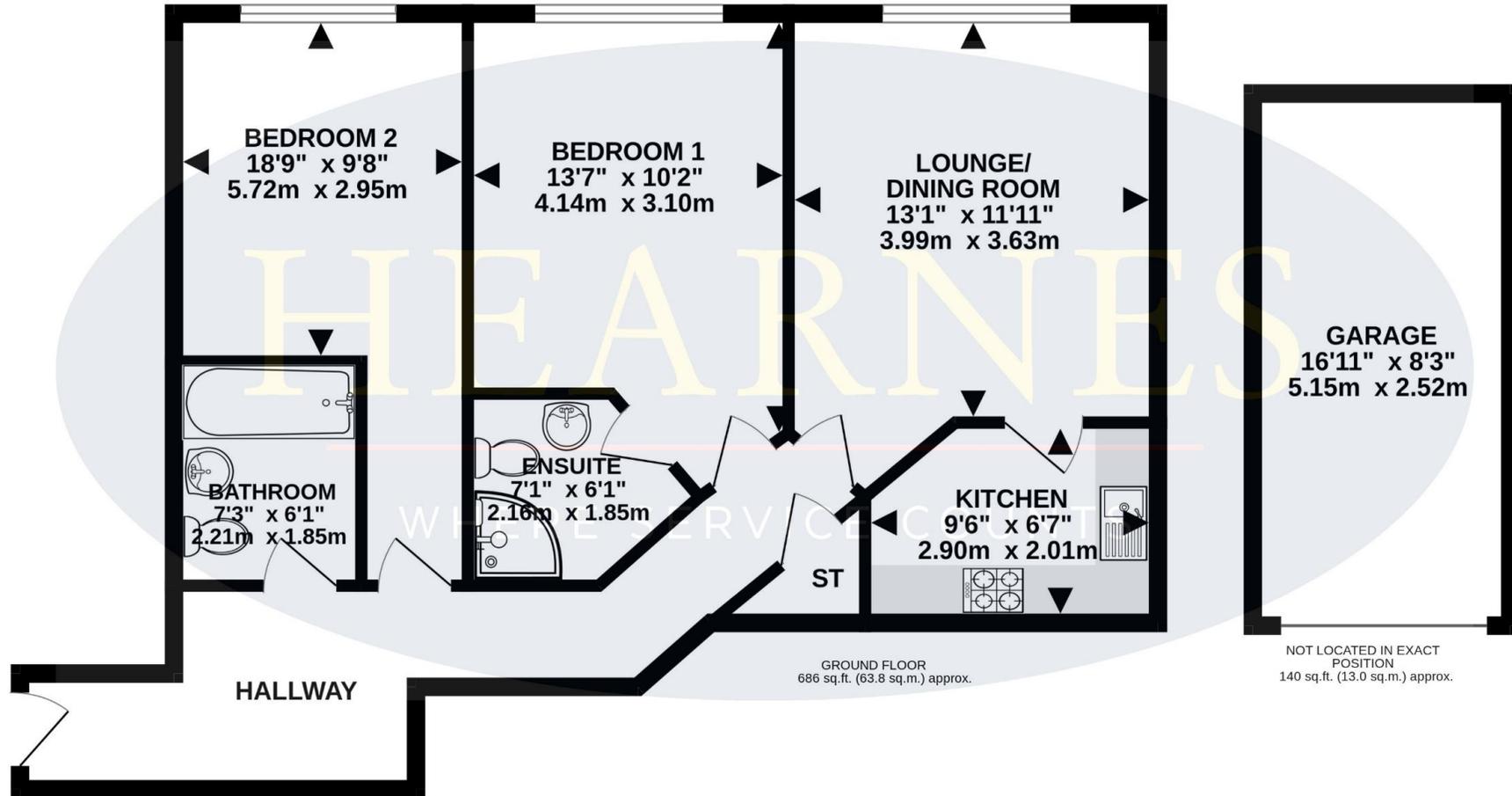
EPC RATING: B



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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