



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

Milbourne Court
PRIVATE AREA
Parking for
Flat Owners Only
No parking for
non-residents



LEASEHOLD (Share of Freehold) OFFERS OVER £250,000

***“Superbly appointed first floor two bedroom,
two bathroom modern apartment with garage ”***

This stylish modern apartment is situated in an extremely convenient location within easy access of regular bus routes and a recently added Asda convenience store.

This modern purpose built block benefits from a private section of visitor parking and secluded well maintained gardens with security entry phone access and communal hallways.

The accommodation comprises two double bedrooms served by a modern en suite shower room and family bathroom, a spacious sitting/dining room with access to a recently fitted contemporary modern kitchen. Other benefits include gas central heating, double glazed double doors to a Juliette style balcony in both the sitting room and bedroom one, a private garage with partial covered entrance, visitor parking and delightful communal grounds.

- Communal hall and stairs to the first floor via a security entry phone
- Additional shared lobby entrance to the front door
- **Entrance hall** with door to airing cupboard security entrance phone
- **Sitting/dining room** with double glazed doors to Juliette balcony
- Re-fitted modern **kitchen** comprising range of base and wall mounted units with work surfaces over, ceramic sink with chrome mixer taps (one side Franke instant hot water tap), integrated oven and inset electric hob with filter hood above, brick effect tiled splashbacks, integrated and concealed washing machine and fridge freezer
- **Bedroom one** with double glazed doors to Juliette balcony and door to:
- Modern and stylish **en suite shower room** comprising shower cubicle, vanity unit, oval wash hand basin and WC
- **Bedroom two** with a double glazed window to the front aspect
- **Family bathroom** comprising panelled bath with wall mounted shower and glazed shower screen, wash hand basin and WC. Electric heater

Outside:

- **Driveway** leads to the private allocated garages and visitor parking within the well maintained communal gardens

Lease: 999 years from 23 November 2001

Service Charge: £505 per quarter

Ground Rent: Nil

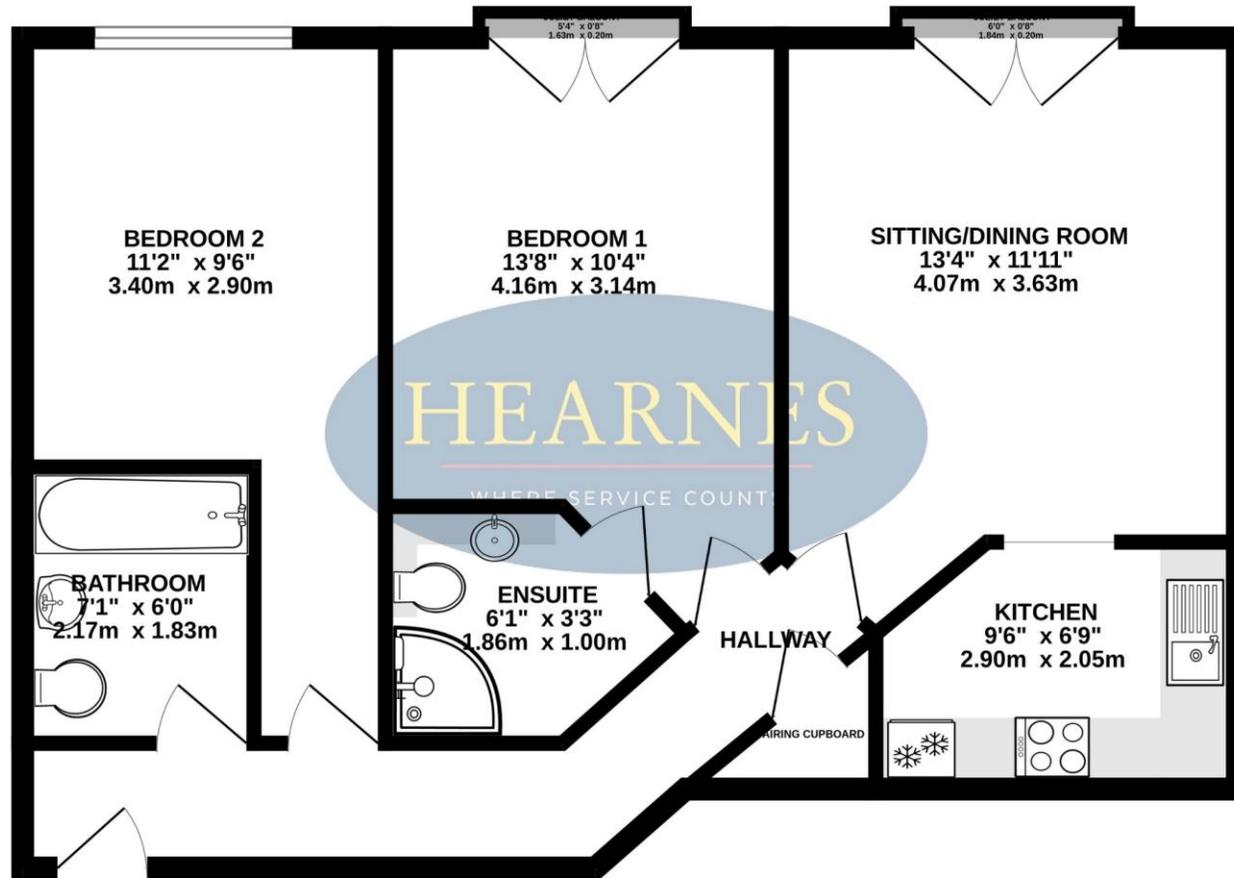
COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

FIRST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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.

Made with Metropix ©2026

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

