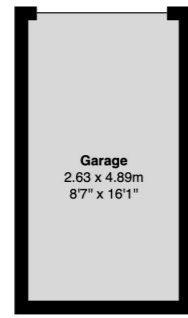




LINKHOMES
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Total Area: 55.9 m² ... 601 ft² (excluding garage)
All measurements are approximate and for display purposes only



21 Henbury View Road, Corfe Mullen, Wimborne, Dorset, BH21 3TP
Offers Over £230,000

**** PRIVATE GARDEN ** SINGLE GARAGE **** Link Homes Estate Agents are delighted to present for sale this two bedroom, ground floor apartment with a private garden in the heart of Corfe Mullen. Benefitting from an array of standout features including two bedrooms, a separate kitchen with an integrated dishwasher and washing machine, a good-sized living with direct access on the mature private garden, a three-piece bathroom suite, a single garage with a pitched roof offering power and lighting and a long lease!

Henbury View Road is situated in the desirable Corfe Mullen location that offers an array of useful amenities and attractions such as The Lambs Green Inn, two Co-op's, Taj of Corfe Mullen, Harlees Fish & Chips, Jim's Cheesecakes, the Corfe Mullen 'Rec', The Royal Legion, Sapphire Stage Academy and BH Live Active. Lockyers Midde School is located closeby and approximately 0.5 miles away you can find both Rushcombe First School and Henbury View First School, both with outstanding Ofsted ratings. Nearby you can also find Wimborne Town Centre and its popular bars and restaurants. Also benefitting from access to the A31 via Lake Gates roundabout with the commute to London just 2 and half hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Porch

Ceiling light, double-glazed UPVC frosted door to the front aspect, double-glazed UPVC frosted window to the front aspect, radiator, storage cupboard housing the boiler and carpeted flooring.

Living Room

Coved ceiling, ceiling lights, double-glazed UPVC windows to the side aspect, double-glazed UPVC single door to the side aspect leading onto the private garden, radiators, feature fireplace, power points, television point and carpeted flooring.



Kitchen

Smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, radiator, wall and base mounted units, four-point gas hob with stainless steel splashback and overhead extractor fan, stainless steel sink with drainer, partially-tiled, power points, space for an integrated oven, space for a longline fridge/freezer, integrated dishwasher, integrated washing machine and vinyl flooring.



Hallway

Ceiling light, smoke alarm, thermostat, two storage cupboards - one housing the emersion cylinder, power points, radiator, internet point and carpeted flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, fully-tiled, enclosed shower with glass shower doors, pedestal sink, toilet, stainless steel heated towel rail, wall-mounted mirror and tiled flooring.



Bedroom One

Ceiling light, double-glazed UPVC window to the side aspect, radiator, built-in wardrobes, power points, television point, and carpeted flooring.



Bedroom Two

Ceiling light, double-glazed UPVC window to the side aspect, radiator, power points, built-in shelving, internet point and carpeted flooring.

Outside

Garden

Partial patio and patio steps leading to the tiered laid to lawn, surrounding wooden fences, surrounding shrubbery, outside light, outside electricity point and a side gate to the front door,



Front

Patio steps to the front door, side gate to the private garden, outside light and outside tap. Access to the single garage with a pitched roof with an electric up and over door, offering power and lighting.

Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: Approximately 148 years remaining
Ground Rent: £0
Service Charge: £1,500 per annum including buildings insurance.
Managing Agent: Owens & Porter
Rentals are permitted
Pets are permitted
Holiday lets are not permitted
First come, first serve parking and plenty of on-street parking
EPC: C
Council Tax Band: B - Approximately £1,670.48 per annum



Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £6,900

