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HEARNES

WHERE SERVICE COUNTS

A well presented two double bedroom ground floor apartment situated in this convenient residential location, close proximity to Winton, Moordown, Charminster and main transport links. The property has been very well kept by the current owners and offers excellent space throughout. The property benefits from a long lease, private entrance, private rear garden with separate storage shed.

On entering the property, there is a lovely entrance hall and leads through to the principle rooms. Both bedrooms are double in size with bedroom one benefits from a lovely bay window to the front and plenty of room for built in wardrobes. Bedroom two also has room for wardrobes and storage. Both bedrooms are serviced by a good size bathroom which includes a w/c, wash hand basin and a bath with shower over.

To the rear of the property is the fitted kitchen with a range of floor and wall mounted units, with contrasting work surfaces and integrated oven, gas hob and space for washing machine and fridge freezer. A huge feature of this great apartment is the excellent lounge which overlooks the garden and has space for good sized furniture. The garden has an excellent patio area adjoining the property which is very private and perfect for al-fresco dining and a grassed area with a shed for storage.

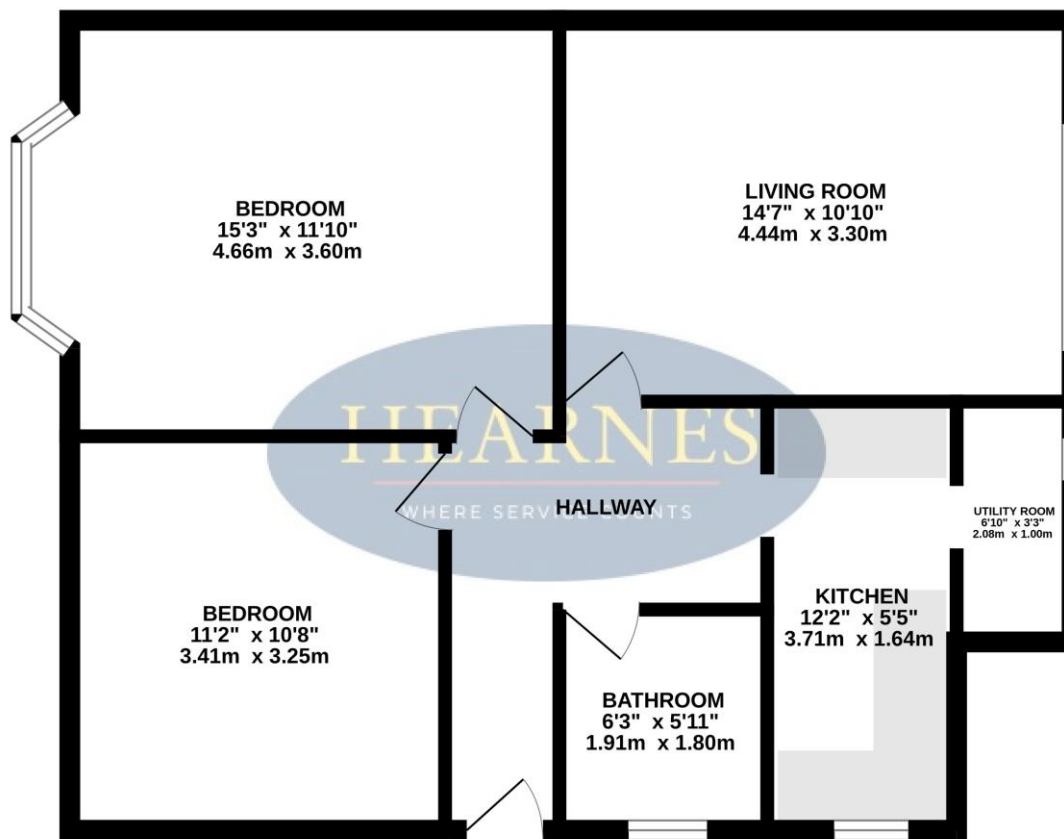
COUNCIL TAX BAND: C

EPC: D

AGENTS NOTE: 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. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (60.0 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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