



HEARNES

WHERE SERVICE COUNTS

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

SHARE OF FREEHOLD

PRICE £235,000

“Superbly appointed and maintained first floor, two double bedroom, modern apartment with Share of freehold, garage and no forward chain”

This extremely well presented flat is situated in a well maintained modern purpose built block overlooking communal southerly aspect gardens to the rear of the building.

The accommodation comprises two double bedrooms, served by a modern en-suite shower room and separate bathroom, modern fitted kitchen/breakfast room and a delightful living room with southerly aspect double glazed doors to a Juliette balcony.

Other benefits include gas central heating, double glazing, security entry phone access, communal passenger lift, share of freehold, allocated parking and a private garage.

The property is situated in an extremely convenient location adjacent to a convenience store on regular bus routes to both Ferndown town centre and Wimborne.

- **Front door to entrance hall** an offset L-shape with doors to all rooms and wall mounted security entryphone and door to cupboard housing hot water and pressurised cylinder and fuse box
- Bright and airy **living room** with double glazed French doors opening inwards with Juliette balcony and a southerly aspect overlooking the delightful, well maintained communal grounds to the rear of the block
- **Kitchen/breakfast room** fitted in a comprehensive range of fitted base and wall mounted units with adjoining worktops, integrated AEG oven and four ring gas hob with extractor above, fitted and concealed tall standing fridge/freezer, one and a half bowl sink unit with double glazed window above, tiled splashbacks, plumbing for concealed fitted washing machine, fully tiled floor, plain set ceiling, space for a small kitchen table
- **Bedroom one** with double glazed window to the rear aspect with a comprehensive range of fitted wardrobes with mirror fronted sliding doors across the whole width of the room and door to en-suite shower room
- **En-suite shower room** fitted in a modern matching suite comprising fitted corner shower cubicle with chrome attachment to a fully tiled section of wall, WC, wash hand basin with further tiled splashbacks, extractor fan
- **Bedroom two** with double glazed window to the rear aspect
- **Main bathroom** fitted in a modern white suite comprising panelled bath with mixer tap and shower attachment and tiled surround, WC, wash hand basin, extractor fan

LEASE:
MAINTENANCE:
GROUND RENT:
NO PETS

SHARE OF FREEHOLD
£2,022 per annum (£168 per month)
N/A

COUNCIL TAX BAND: D

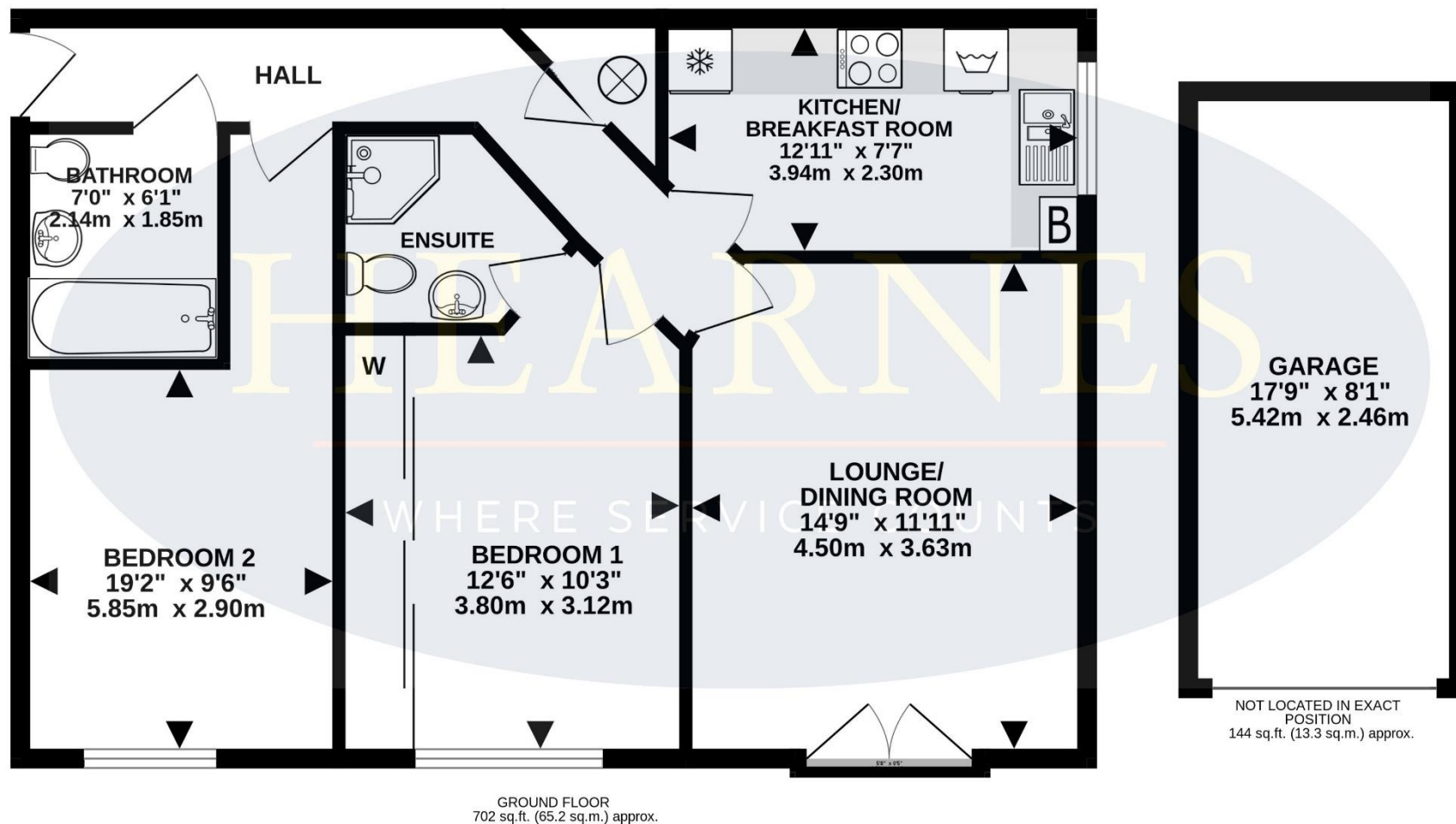
EPC RATING: C



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TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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