



HEARNES

WHERE SERVICE COUNTS

**Milbourne Court, 416 Wimborne Road
Ferndown, Dorset, BH22 9NP**

LEASEHOLD (Share of Freehold)

PRICE £267,000

“Exceptional ground floor flat with garage, south facing patio, new kitchen and boiler & a share of the freehold”

This superbly appointed modern apartment occupies an outstanding position in the building tucked away in one corner, overlooking the communal southerly aspect gardens and was formerly the show home during its construction in 2001.

The well-presented accommodation comprises two double bedrooms served by a modern en-suite shower room and main bathroom, lounge/dining room with French doors giving access to and overlooking the rear of the block across the grounds, together with a stylish refitted kitchen (September 2024).

Other benefits include a security entry phone, high specification alarm system, recently updated gas combination boiler and radiator heating, double glazing and hardwearing Evoloc laminate flooring. The property also benefits from having a single garage with internal power and sheltered access with allocated parking in front.

Milbourne Court is situated in an extremely convenient location less than 1 mile from Ferndown's town centre on a regular bus route and 100 yards from a local convenience store.

- **Entrance hall** – security phone intercoms and alarm panel
- **Kitchen** – Fitted in September 2024, comprising a range of base and wall mounted units, adjacent worktops, integrated dishwasher and oven with halogen inset hob and extractor above, space and power for a washing machine and fridge/freezer, one and a half bowl sink unit with mixer taps and window above to the side aspect, tiled flooring and wall mounted Worcester combination boiler
- **Lounge/dining room** – French doors to the rear aspect
- **Bedroom one** – Window to the rear aspect, comprehensive range of fitted furniture
- **En-suite shower room** – shower cubicle, vanity unit with inset basin, WC, tiled to half height and heated ladder radiator
- **Bedroom two** – window to the rear aspect
- **Bathroom** – partially tiled with modern suite comprising panelled bath, mixer taps, WC, pedestal wash hand basin and heated ladder radiator
- **Garage** – overhead porch, up and over door, internal power and lighting

Lease: 999 years from 2001

Maintenance: £506 per quarter to include building insurance and a sinking fund contribution

Pets are not permitted

COUNCIL TAX BAND: D

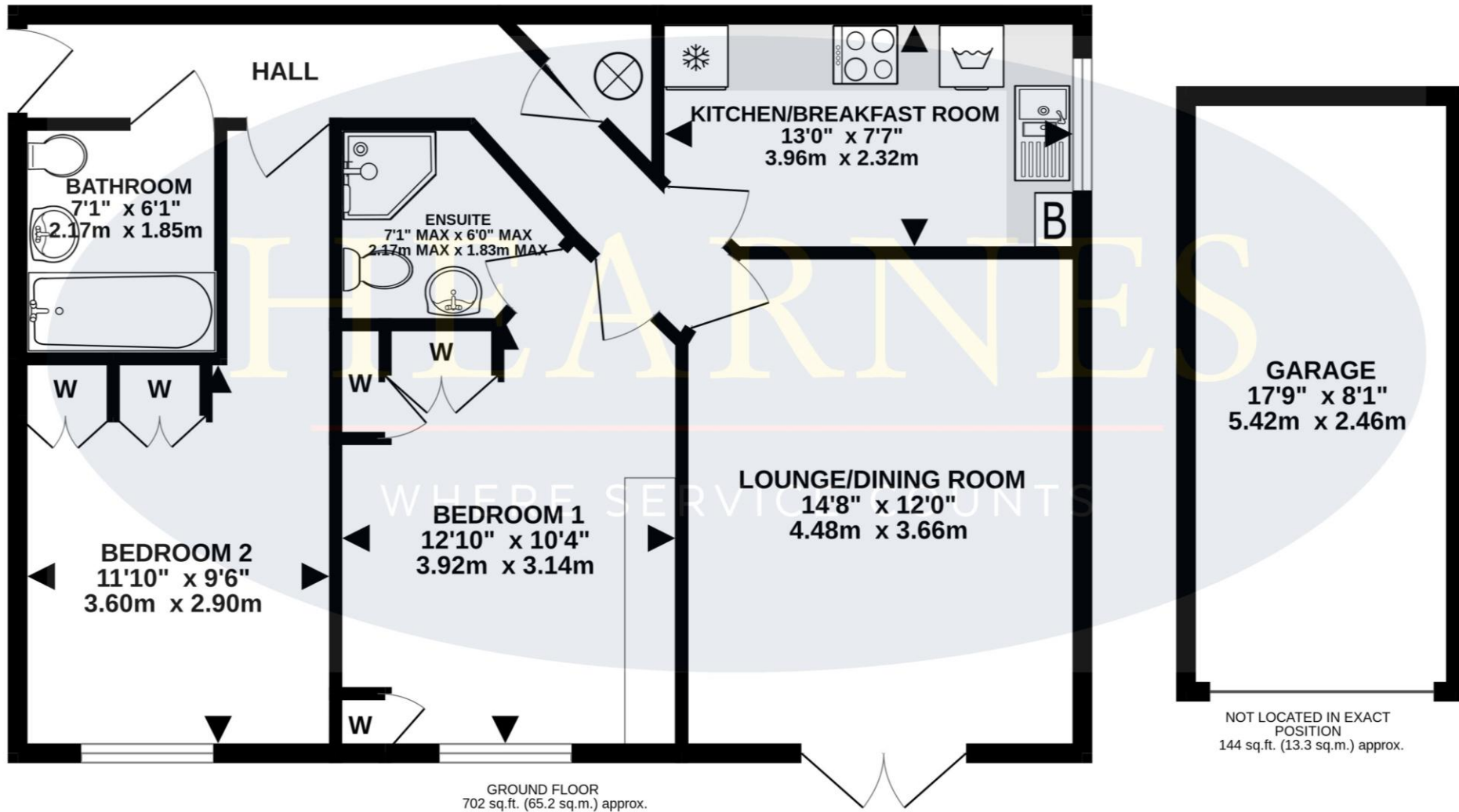
EPC RATING: C

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

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