



HEARNES

WHERE SERVICE COUNTS

Corfe Mullen, Dorset, BH21 3TP

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LEASEHOLD PRICE: £190,000

A well presented one bedroom first floor apartment with own personal front door, modern kitchen and bathroom with garage in block in a sought-after location. NO FORWARD CHAIN.

- Own personal front door with stairs to first floor landing
- Good size sitting/dining room with rear aspect
- Modern kitchen with range of base and eye level units with complementary worktops, inset hob with oven below and extractor fan over, space for appliances, breakfast bar and rear aspect window
- Bedroom with built in wardrobes
- Modern bathroom with bath shower screen with fitted electric shower, vanity unit with wash hand basin and WC, ladder style heated towel rail and fully tiled walls
- Double glazing and gas heating
- Outside: Garage in block with up and over door
- Tenure: We understand from the vendor the lease is 189 years with 148 years remaining
- Maintenance: We understand from the vendor this is approximately £1,500 per annum

The property is situated on the popular Henbury View development and within reach of the village amenities which include a variety of shops, a gym, petrol station and bus routes into both Poole and Wimborne.

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTES: 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. 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.



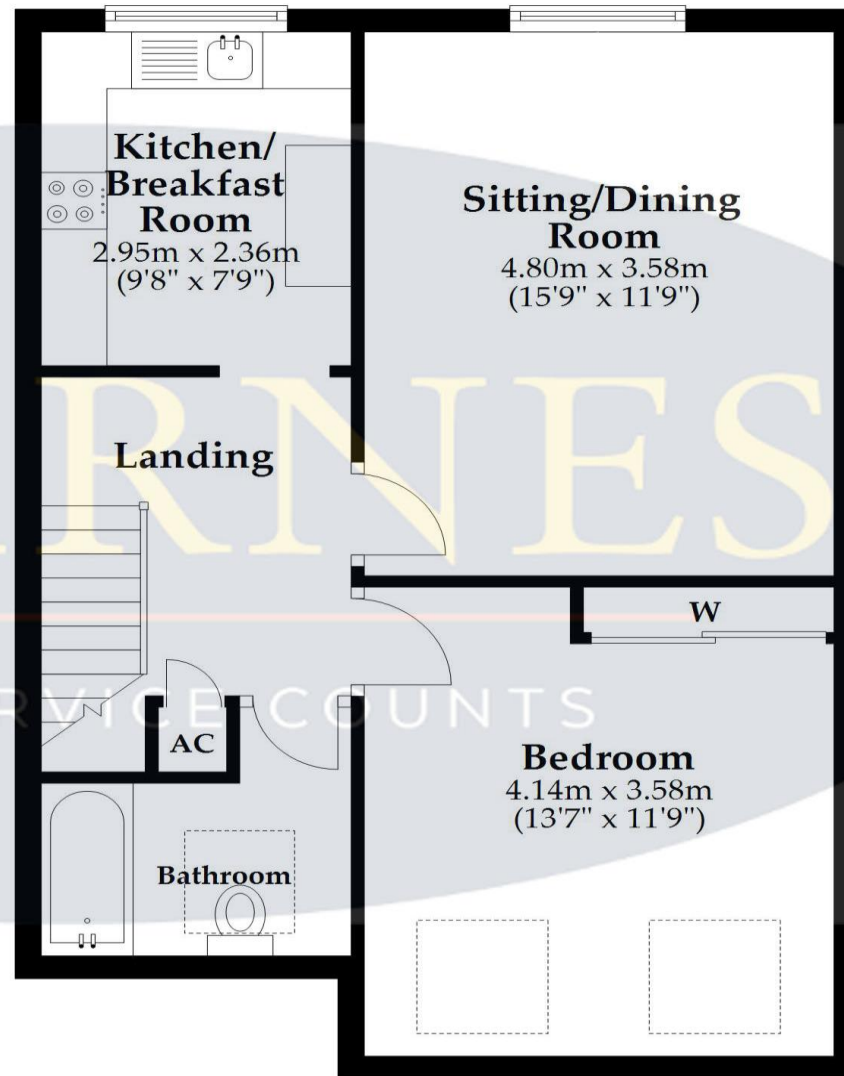
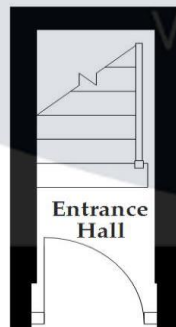
Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

First Floor

Approx. 52.8 sq. metres (568.4 sq. feet)

Ground Floor

Approx. 2.2 sq. metres (23.8 sq. feet)



Total area: approx. 55.0 sq. metres (592.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

