



HEARNES
WHERE SERVICE COUNTS

**Rowlands Hill
Wimborne, Dorset, BH21 1AN**

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SHARE OF FREEHOLD PRICE: £649,950

An impressive and expansive three bedroom second floor apartment with outstanding views in a brand new development of eight luxury apartments in the heart of Wimborne Minster. Rowlands Court has been constructed to a high standard of specification and designed by Badbury Developments Ltd. The property boasts a central location almost opposite the Waitrose Store and within walking distance of the Square where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

- Security entry phone system, communal front door leads to communal hall with stairs and lift to all floors
- Spacious entrance hall with walk in laundry/storeroom (with pressurised hot water cylinder and water softener), space and plumbing for washing machine, Valliant gas boiler and tiled flooring
- Superb open plan living/dining room with skylights and dormer windows enjoying far reaching views
- Stunning open plan contemporary style kitchen with excellent range of base and eye level units and drawers with complimentary quartz worktops and upstands, inset electric hob with extractor and Neff double oven, integrated dishwasher, fridge/freezer and retractable larder
- Generous size main bedroom with fitted wardrobes and luxury fitted en suite with shower cubicle, twin wash hand basins, concealed WC, fitted wall mirror and towel radiator
- Bedroom two has fitted wardrobes and bedroom three/study would also be a double size bedroom
- Quality fitted bathroom with three piece suite, fully tiled with recessed wall mirror and towel radiator
- 10 year NHBC structural warranty
- High quality powder coated aluminium double glazing
- Gas under floor heating and security alarm system
- Oak face interior doors, luxury fitted carpets and luxury vinyl tile flooring
- Electric vehicle charging point
- Two designated parking spaces
- Outside: Driveway leads to large parking area which extends to the rear of the building where there is a lower parking area with outside cycle store and bin store
- Tenure: Share of freehold
- Service charges: Estimated maintenance fee of £2,600 per annum
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Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: TBC

EPC RATING: B

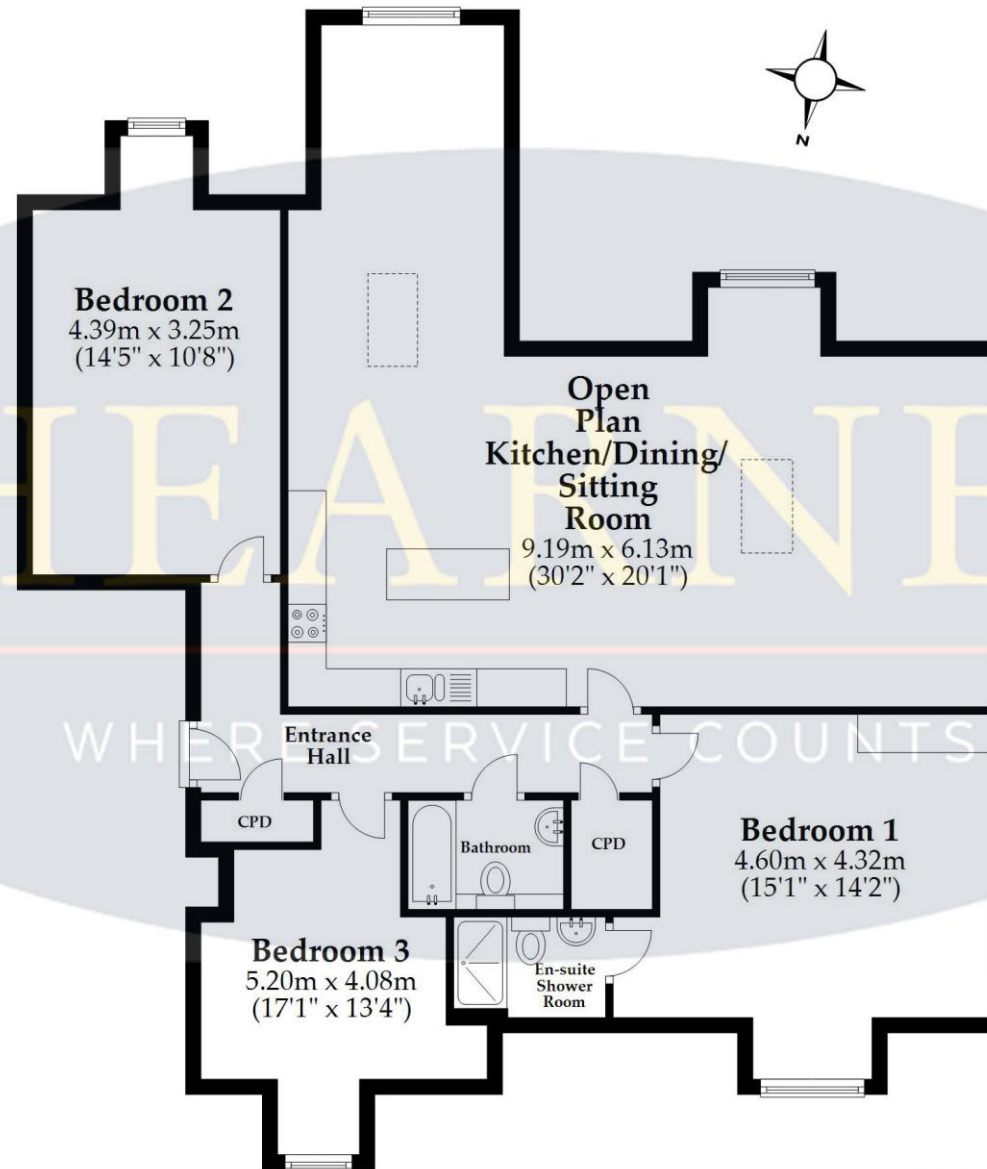
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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

Second Floor



Total Floor Area: approx. 129 sq. metres (1389 sq. feet)

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







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