



**Flat 33 Denmark Court, 40 Wimborne Road, Heckford Park, Poole BH15 2FL**  
**50% Shared Ownership £90,000 Leasehold**





**\*\* 50% SHARED OWNERSHIP APARTMENT \*\*** A stunning third-floor apartment situated in a contemporary complex in Poole. Features include an entrance hallway, a modern kitchen with a Juliet balcony, a lounge, a double bedroom with a Juliet balcony, a modern bathroom, double glazing, central heating, a lift to all floors, and underground allocated off-road parking. The property is available as a 50% share, with additional information on shared ownership available

**Entrance Hallway:**

**Living Room/Kitchen:**  
6.06 x 3.72 (19'10" x 12'2")

**Juliet Balcony:**

**Bedroom:**  
4.80 x 2.75 (15'8" x 9'0")

**Juliet Balcony:**

**Bathroom:**

**Tenure**

Tenure: Leasehold

Shared Ownership: 50% Share For Sale

Lease: 87 Years Remaining start date: 2013 99 year lease.

Service Charge: £115.05 per month: Building Ins, Water & Sewerage, window cleaning, gardening, maintenance and cleaning of communal areas

Ground Rent: Peppercorn

Sinking Fund: Yes

Rent on the other 50% Share: £107.65 per month

Postcode: BH15 2FL

EPC: B

Council Tax: A

School Catchment Area: Please contact BCP for current admission information

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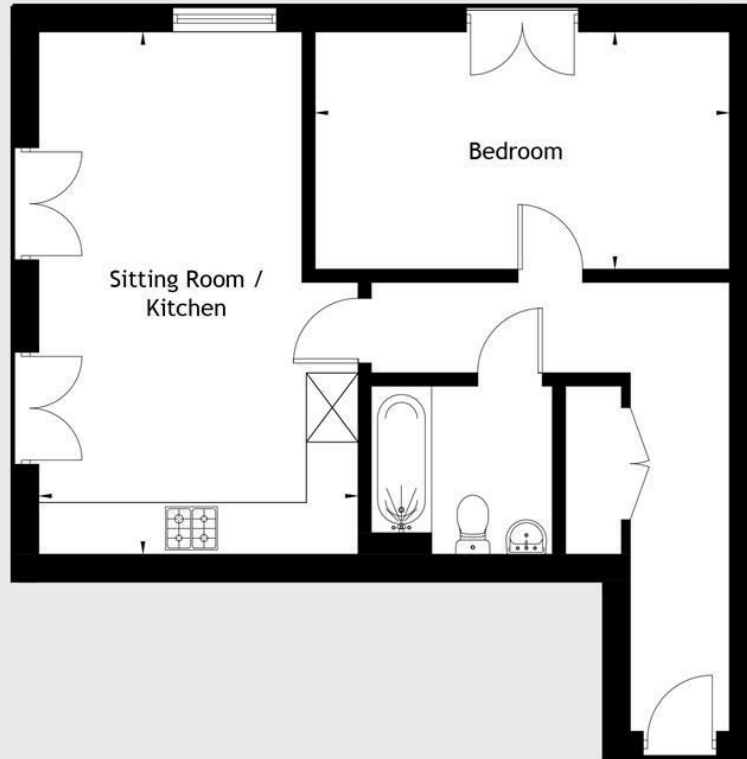
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**Sitting Room / Kitchen**

3.72m x 6.06m  
12'2 x 19'11

**Bedroom**

4.80m x 2.75m  
15'9 x 9'0

**Key Drummond**  
Tel: 01202 681113  
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www.keydrummond.com

**All room dimensions given above are approximate measurements**

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(68-80) <b>C</b>			
(55-67) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			