



## 6 Hillview Court, Froud Way, Corfe Mullen BH21 3UU

Situated close to local amenities is this immaculately presented two-bedroom ground floor flat.

**EPC:** TBC **Council Tax Band:** C **Price:** £229,950 Leasehold

 **2**
 **1**
 **1**







## Key Features

- TWO BEDROOM GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- REFITTED KITCHEN
- REFITTED BATHROOM
- BEDROOM 1 WITH FITTED WARDROBES
- MODERN ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED & VISITOR PARKING
- COMMUNAL GROUNDS
- 999 YR LEASE FROM JAN. '09. £700 SERVICE CHARGE PAID EVERY 6 MONTHS

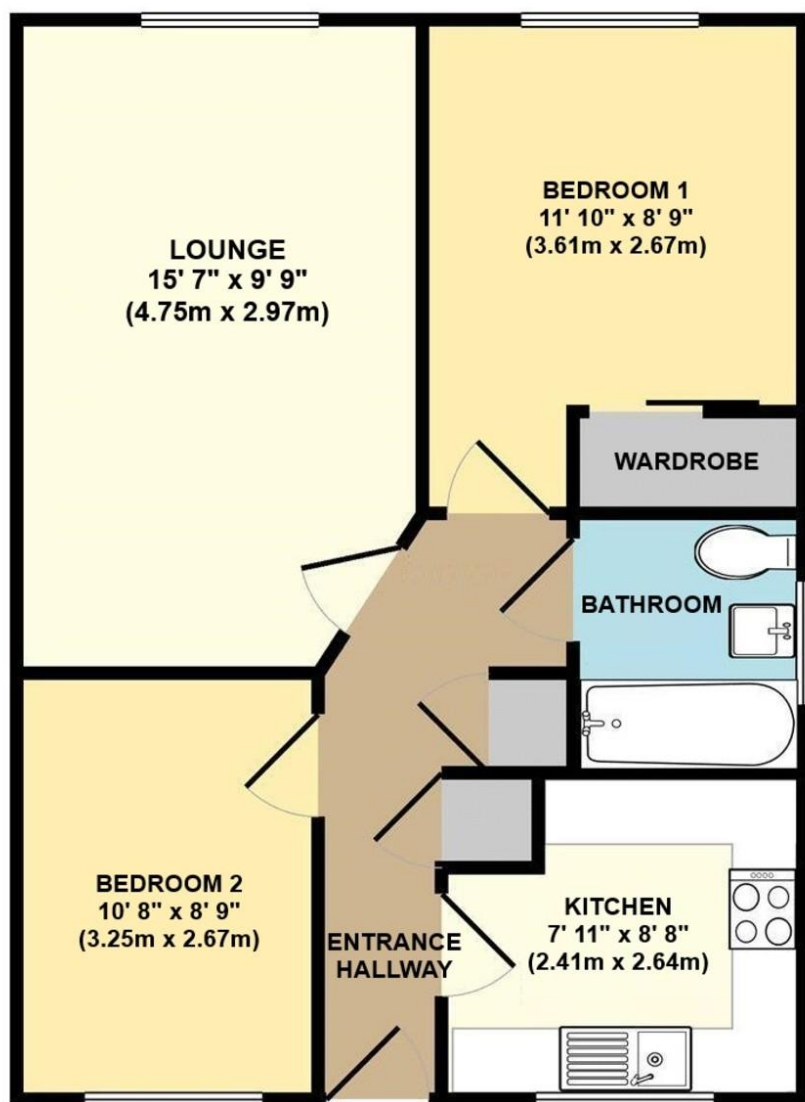
## The Property

Situated in a quiet location is this two bedroom apartment benefitting from modern electric heating and UPVC double glazing. A particular feature is that the flat is approached directly from the outside, having its own private front door where there is a reception hall with cloaks cupboard and airing cupboard housing the hot water cylinder, a sitting room with smooth plastered ceilings, attractive re-fitted kitchen,

main bedroom with fitted wardrobes and second bedroom. The bathroom has also been recently fitted with a contemporary white suite.

Externally there is a parking area with allocated parking space and visitor parking and there are communal gardens. To the rear there are washing lines and to the front an area of patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove

