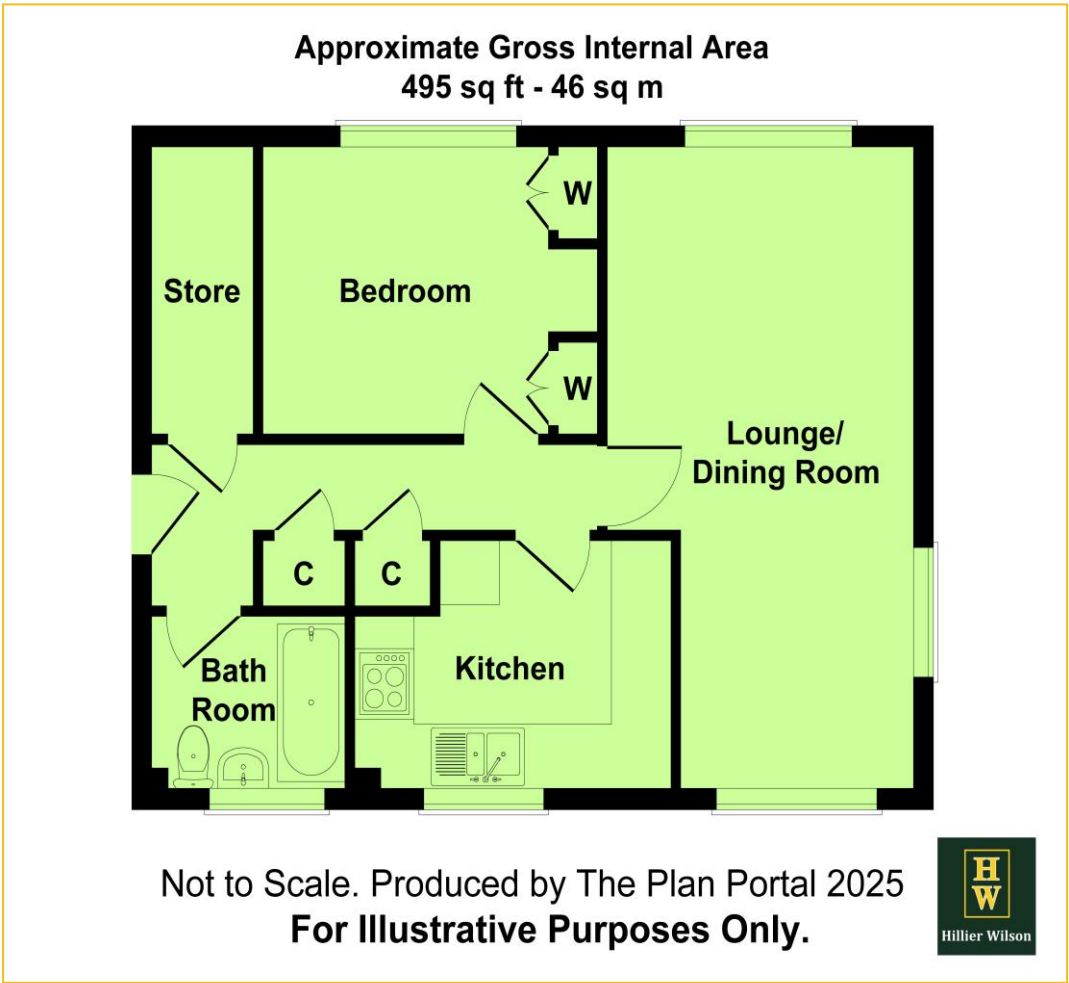


38 Selkirk Close
Merley
Wimborne BH21 1TP

Price **£190,000** Leasehold



A SUPERBLY PRESENTED ONE DOUBLE
BEDROOM GROUND FLOOR APARTMENT
SITUATED CLOSE TO LOCAL SHOPS AND
PARK. IDEAL FIRST TIME BUY OR BUY TO
LET INVESTMENT. INTERNAL VIEWING A MUST.



- * ENTRANCE HALLWAY 14'9" X 4'9" (4.54m x 1.49m)**
- * STORE ROOM 9'1" X 3'2" (2.77m x 0.97m)**
- * KITCHEN 10'2" X 7'5" (3.10m x 2.28m)**
- * LOUNGE/DINING ROOM 21' X 10'7" MAXIMUM (6.40m x 3.26m)**
- * BEDROOM 11'4" X 8'9" (3.47m x 2.71m)**
- * FAMILY BATHROOM 6'4" X 5'6" (1.95m x 1.70m)**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the front door with spy hole gives access into the entrance hallway which has door entry phone system, wood effect laminate flooring, telephone point, two useful storage cupboards and access into the store room which has automatic light, wood effect flooring and fuse box. The modern fitted kitchen has window to front aspect, range of wall and floor mounted cupboards, single sink with drainer and mixer tap, wood effect flooring, cupboard housing 'Glow Worm' boiler and space for tall fridge/freezer, washing machine and oven. The light and airy lounge/dining room has windows to front, side and rear aspect, wood effect flooring and TV point.

The double bedroom has window to rear aspect, wood effect flooring and a range of fitted furniture to include cupboards, drawers and wardrobes. The family bathroom has frosted window to front aspect, towel ladder radiator, fully tiled walls, wood effect flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

The property also benefits from the use of well maintained and mature communal grounds.

**DIRECTIONS:**

From Gravel Hill turn right at the traffic lights into Queen Anne Drive taking the fifth turning left into Merley Lane and Selkirk Close can be found further down on the left hand side.



LEASE: 125 years from 1984, we understand.

SERVICE CHARGE: £83.29 per calendar month, we understand.

GROUND RENT: None, we understand.

COUNCIL TAX: Band B BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C.

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2051