



## Luxury 2-Bedroom First Floor Apartment in Good Quality Block

Tenure: Share of Freehold

Approx 82 sq meters (882 sq ft)

Built circa 2001

Residents Parking & GARAGE

No Chain!

10 Milbourne Court, 516 Wimborne Road,  
Ferndown. Dorset. BH22 9NP

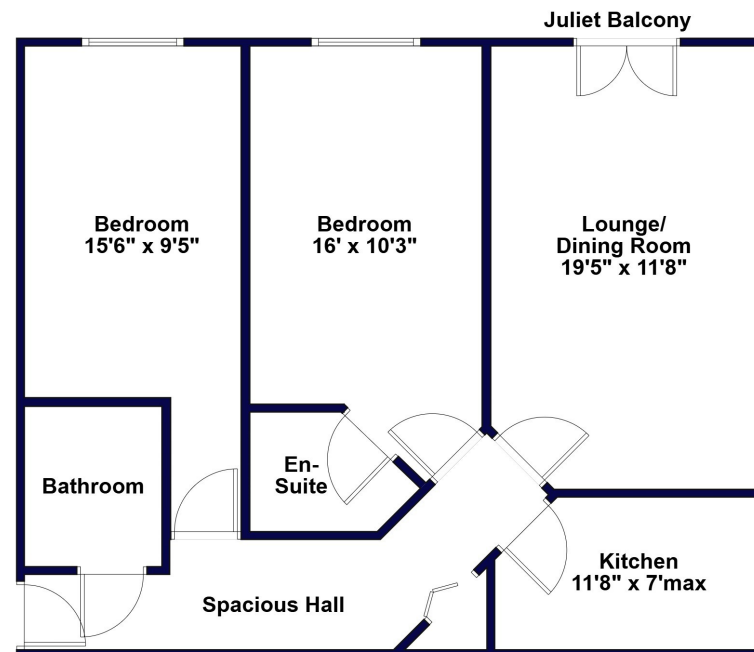
**Price £220,000**

- Spacious Entrance Hall
- Lounge with Juliet Balcony
- Superb Kitchen
- 2-Double Bedrooms with fitted wardrobes
- En-Suite Shower Room & Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Residents Parking & GARAGE
- Delightful Communal Gardens
- Near to Local Shops & Services
- Lift & Security Entry System
- Viewing Recommended!

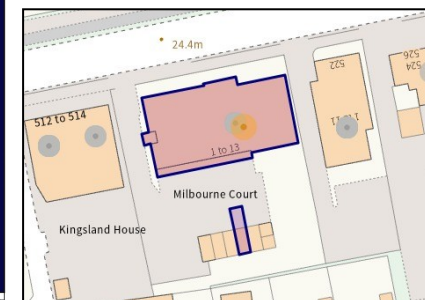
A beautifully presented 2-bedroom First Floor Apartment, approached via a wide driveway & set in delightful communal grounds, occupying an ideal location adjacent to local amenities & withing walking distance of Ferndown Town Centre. This spacious, well designed apartment occupies a position at the rear of this good quality block built circa 2001 and benefits from a lift, security entry system and generous residents parking plus an individual lock-up GARAGE. With an impressive energy rating of 'B', this apartment is energy efficient & internal viewing is strongly recommended.

**Accommodation and approximate room sizes:**

- Spacious Communal Entrance with Security Entry System, Lift & Stairs to all floors.
- Hall: Cloaks cupboard.
- Lounge/Dining Room: Spacious, light & airy room with a pleasant outlook. Feature electric fireplace & Juliet Balcony.
- Kitchen: Excellent range of base & wall units. Built-in oven & gas hob with extractor hood. Integrated fridge/freezer. Space for dishwasher & washing machine. LED spot lights.
- Bedroom 1: Built-in wardrobe. TV point.
- En-Suite Shower Room: Shower cubicle, wash basin & WC.
- Bedroom 2: Built-in wardrobe. TV point.
- Bathroom: Panelled bath. Pedestal wash basin & WC.
- Gas Central Heating (system untested) & PVCu Double-Glazing
- New Carpets Throughout
- Delightful Communal Gardens with laundry drying area
- Residents Parking Area & Individual GARAGE
- Share of Freehold—974 years remaining—No Ground Rent
- Service Charge: Approx £2484 per annum: to include buildings insurance, lift, lighting & cleaning of common areas, garden care & window cleaning.
- No Pets Permitted
- Council Tax Band 'D'
- Energy Rating 'B'
- No Chain!



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Plot Plan for identification purposes only.



Fitted Kitchen



Lounge/Dining Room



Communal Gardens



Quality Block



Parking & Garage



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05234