HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 7AS

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LEASEHOLD PRICE: £192,000

A one bedroom apartment with a private entrance situated in a quiet cul de sac location with residents parking and communal gardens.

- Entrance hallway with stairs leading to the first floor
- Sitting room with feature fireplace
- Study/nursery
- Kitchen finished with a range of wood effect units and complementary worktops, gas hob, electric oven and space for washing machine and fridge freezer
- Bedroom with woodland views
- Bathroom with bath and shower over, pedestal wash hand basin, WC and heated towel rail
- Pets allowed
- Residents parking, communal grounds and washing lines
- Maintenance: We understand from the vendor is approximately £688.37 per annum to include contribution towards sinking fund. Ground rent is approximately £10 per annum
- Tenure: We understand from the vendor the lease has 88 years remaining (owners currently in process of extending the lease)

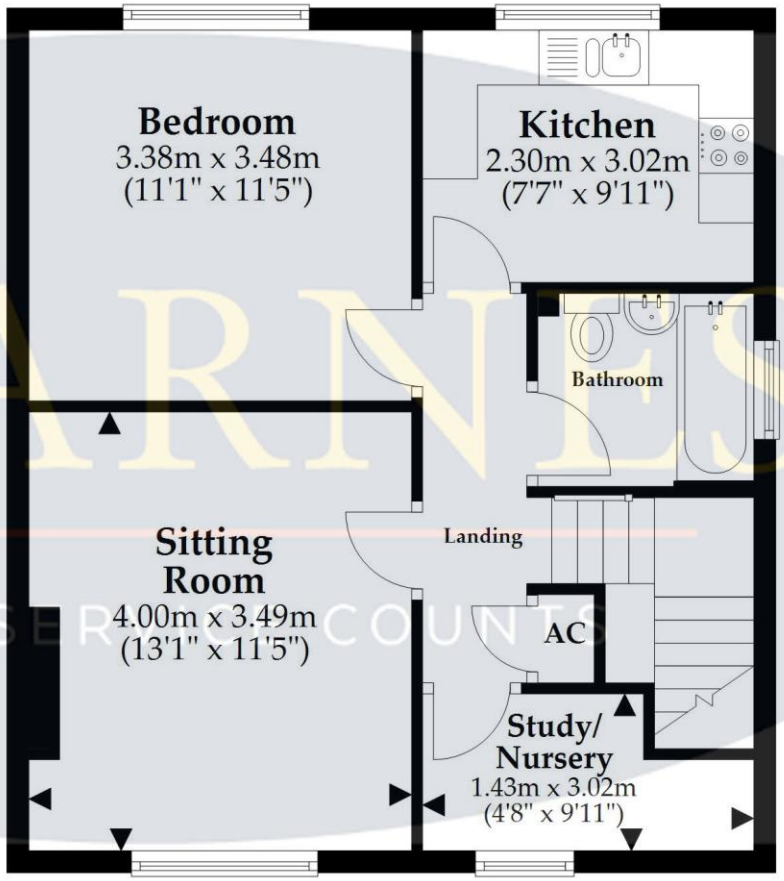
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: A EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

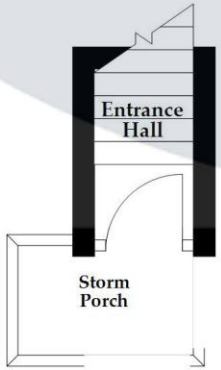
First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Ground Floor

Approx. 1.4 sq. metres (14.6 sq. feet)



Total area: approx. 50.8 sq. metres (546.8 sq. feet)

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

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

View from bedroom
window