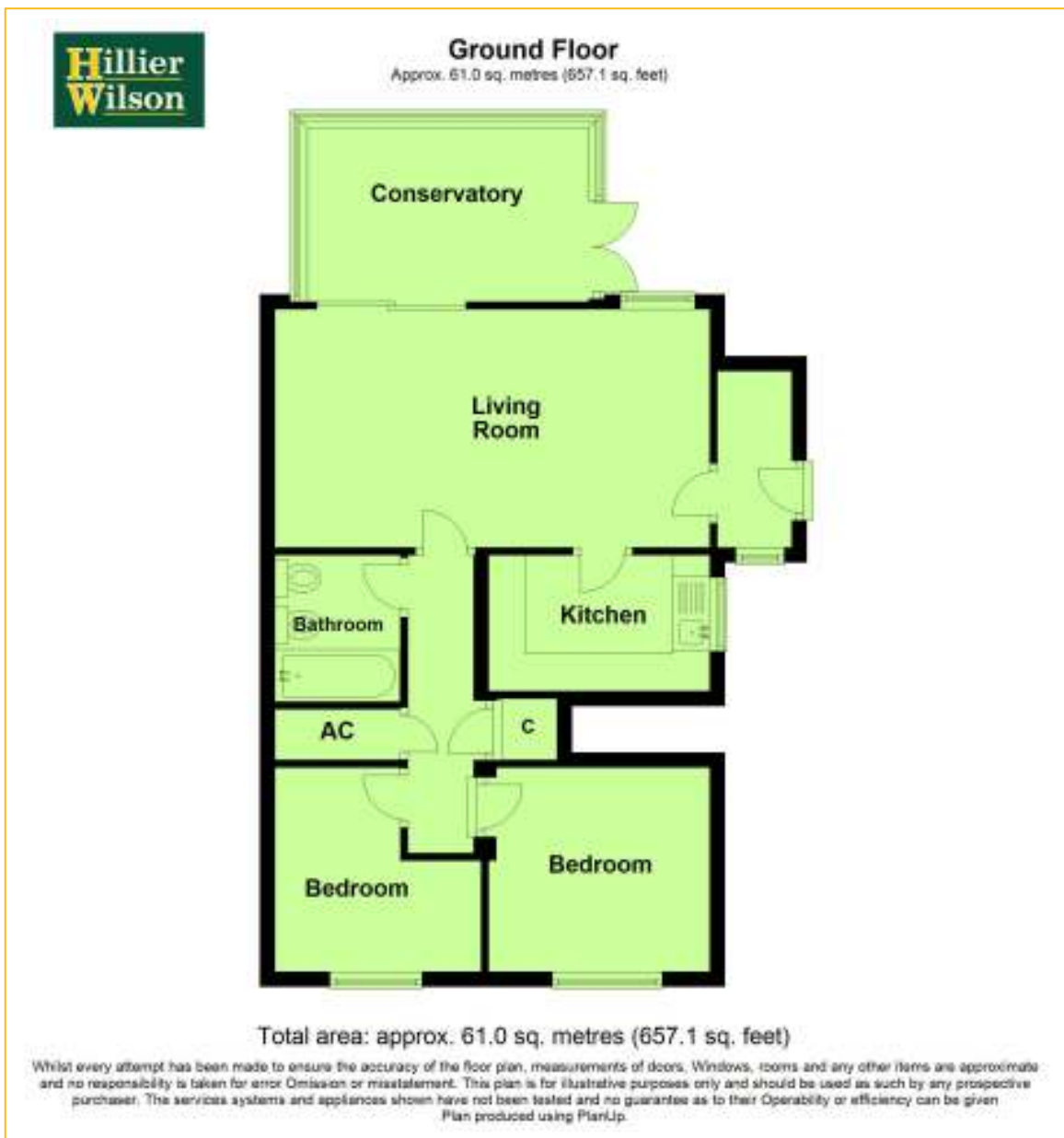


85 Henbury View Road
Corfe Mullen
Wimborne BH21 3TP

Price **£219,950** Leasehold



A UNIQUE OPPORTUNITY TO PURCHASE A
TWO BEDROOM GROUND FLOOR APARTMENT
BENEFITTING FROM CONSERVATORY, PRIVATE
GARDEN AND SINGLE GARAGE. AN INTERNAL
VIEWING IS HIGHLY RECOMMENDED.



- * ENTRANCE LOBBY 6' 4" X 3' 6"**

- * LOUNGE/DINING ROOM 19' 2" X 10' 4"**
 - * KITCHEN 9' 6" X 6'**

 - * CONSERVATORY 12' 2" X 8' 4"**

 - * INNER HALLWAY 14' 5" X 2' 8"**

 - * MASTER BEDROOM 9' 8" X 9' 8"**

 - * GUEST BEDROOM 8' 9" MAX X 8' 9"**

 - * FAMILY BATHROOM 6' 8" X 5' 8"**
 - * UPVC DOUBLE GLAZING**

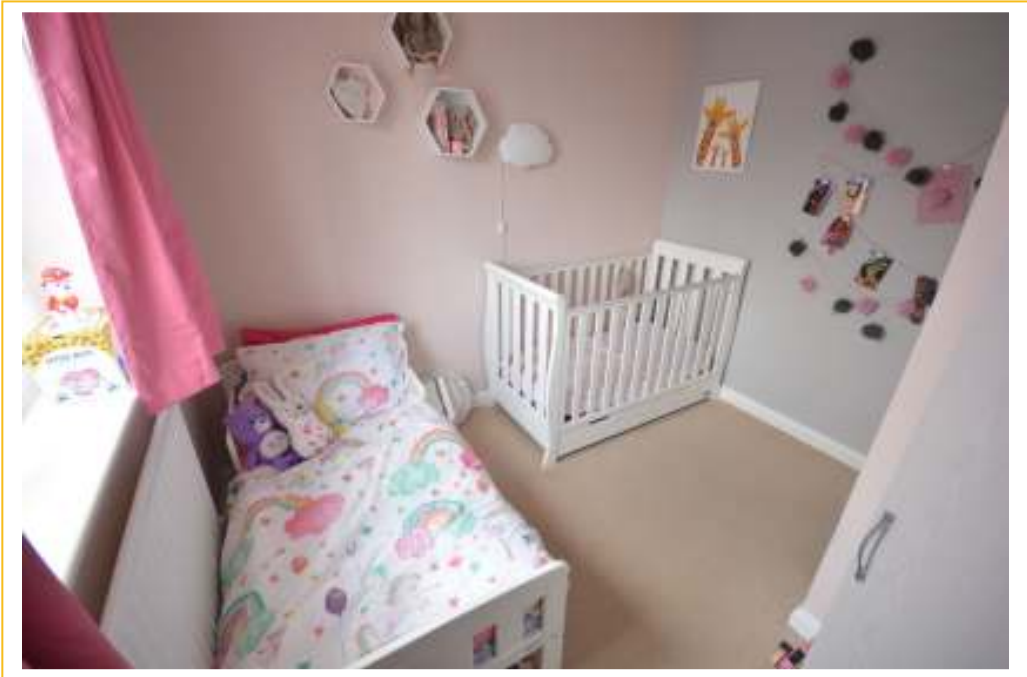
 - * GAS FIRED CENTRAL HEATING**

 - * SINGLE GARAGE**

 - * PRIVATE GARDEN**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door with matching side screen gives access into the entrance lobby which has storage area with wall mounted boiler in turn leading through to the light and airy lounge/dining room which has window to rear aspect, TV point and sliding patio doors giving access to the conservatory. The modern fitted kitchen has window to side aspect, part tiled walls, fully tiled flooring, range of wall and floor mounted cupboards, rolled top working surfaces, 1 ¼ single sink with drainer and mixer tap, nest of three drawers, space for washing machine, slimline dishwasher and fridge/freezer and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The inner hallway has two useful storage cupboards, one of which housing the hot water tank and slatted shelving.

The master bedroom and guest bedroom both have windows to front aspect. The recently fitted family bathroom has tiled flooring, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and 'Mira' shower over. The private rear garden has a patio running adjacent to the property leading down to the remainder which is laid to lawn and shingle, both of which have timber fence borders. The property also benefits from single garage which has up and over door, window and door to side giving access into the garden.

**DIRECTIONS:**

From the Broadway proceed to the main Broadstone roundabout taking the 3rd exit into Higher Blandford Road. After approximately one mile, at the Windgreen roundabout turn left into Wareham Road and Henbury View Road can be found further down on the right hand side.

LEASE AND MAINTENANCE: 86 years remaining on the lease. Maintenance £338.00 paid twice annually. Ground rent £150.00 paid twice annually.

COUNCIL TAX: Band ` B ` East Dorset District Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

85, Henbury View Road, Corfe Mullen
WIMBORNE
BH21 3TP

Dwelling type: Ground-floor flat
Date of assessment: 02 March 2010
Date of certificate: 02 March 2010
Reference number: 8790-6227-7460-0392-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	213 kWh/m ² per year	189 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.6 tonnes per year
Lighting	£32 per year	£32 per year
Heating	£275 per year	£257 per year
Hot water	£115 per year	£99 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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: R1206