



FLAT 4, HANFIELD LODGE, 43 GRAVEL HILL, WIMBORNE, DORSET, BH21 1RW
£220,000 LEASEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM FIRST FLOOR APARTMENT FOR SALE WITH NO FORWARD CHAIN.

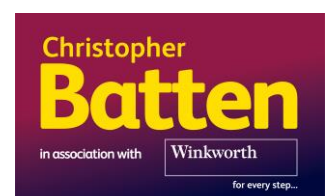
SUMMARY:

Set back from the road within landscaped communal grounds including a large shared garden and ample residents' and visitors' off road parking, in an established non-estate location between Wimborne and Poole, this attractive building comprises 5 apartments, all benefitting from a security entryphone system.

AT A GLANCE

- NO FORWARD CHAIN
- Well presented
- Landscaped communal grounds
- Ample residents' and visitors' off road parking
- Stylish open plan lounge/kitchen

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DESCRIPTION:

Flat 4 is presented in good decorative order and benefits from gas central heating and double glazing.

There is a communal entrance hall (with entryphone) and stairs to the first floor.

Apartment 4 has a central reception hall with airing cupboard (housing a gas fired combination boiler fitted approximately 1 year ago.)

The stylish open plan lounge/kitchen features 2 double glazed skylights, modern units, hob, electric oven, extractor, integrated slimline dishwasher, space and plumbing for washing machine and space for upright fridge-freezer.

There are 2 double bedrooms. Bedroom 1 has fitted wardrobes and drawers, and bedroom has 2 double glazed skylights. There is also modern bathroom with bath, WC and wash basin.

Set back from the road behind a neatly maintained beech hedgerow and at the end of a long drive, Hanfield Lodge has a large parking area for residents and visitors, and an enclosed bin storage compound.



The front garden is lawned with well stocked shrub beds.

Access at the side of the building leads to a large, neatly landscaped communal rear garden with a lawn, a wealth of shrubs, a large brick outbuilding providing storage, and an attractive paved seating area with raised brick planters.

Lease: 125 years from 2008. Maintenance: £2250 per annum. Ground rent: £250 per annum.

LOCATION:

Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre, about 1.5 miles to the north, provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX:

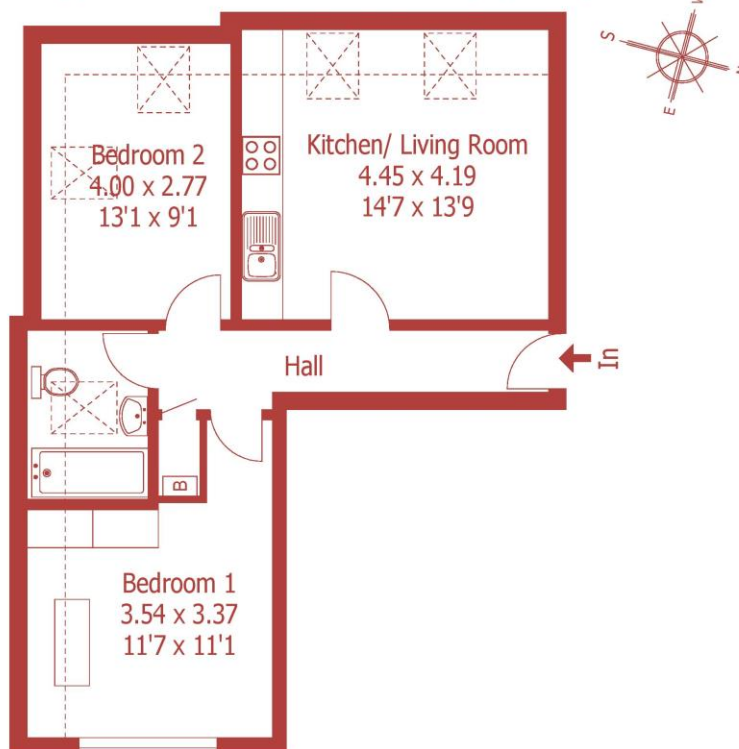
Band B

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill to the roundabout. Take the first exit into Gravel Hill, and number 43 can be found on the left hand side.



Approximate Gross Internal Area :- 56 sq m / 602 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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