



FLAT 7, FOXCROFT, 77 MERLEY LANE, MERLEY, WIMBORNE, DORSET, BH21 3AZ
£235,000 SHARE OF FREEHOLD

A SPACIOUS 2 DOUBLE BEDROOM FIRST FLOOR FLAT WITH A GARAGE, FOR SALE WITH NO FORWARD CHAIN, IN A PURPOSE-BUILT COMPLEX OF 9 SET IN LANDSCAPED COMMUNAL GARDENS, ADJACENT TO A PARADE OF SHOPS AND A DOCTORS' SURGERY.

SUMMARY:

The flat has been well maintained and refurbished in recent years, and benefits from gas central heating and replacement UPVC double glazing.

AT A GLANCE

- NO FORWARD CHAIN
- 2 double bedrooms
- Adjacent to the local parade of shops
- Gas fired central heating system
- Garage in a garage complex



DESCRIPTION:

From the communal hallway, stairs lead to the first floor. Flat 7 has 2 store cupboards off the main landing, and the front door leads into an L-shaped entrance hall (with storage cupboard and access to loft space.) There is a nicely proportioned lounge (with dado rail and picture window to the front enjoying an open aspect.) The modern kitchen comprises a range of cupboards and worktops, space for hob (with gas and electric points), cooker hood, space and plumbing for washing machine, space for fridge and freezer, and wall mounted Glow Worm gas central heating boiler.) There are 2 double sized bedrooms and a shower room.

Outside, there is a garage (with pitched roof, providing ample eaves storage space, and up-and-over door) situated in a garage complex. The gardens are well maintained with lawns, borders, a clothes drying area and visitors' parking.

TENURE: Share of Freehold. LEASE: 999 years from 2014. MAINTENANCE: £150 paid half yearly. BUILDING INSURANCE: Approximately £200 per annum, per flat.



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 provides a wide range of amenities.

COUNCIL TAX:

Band B

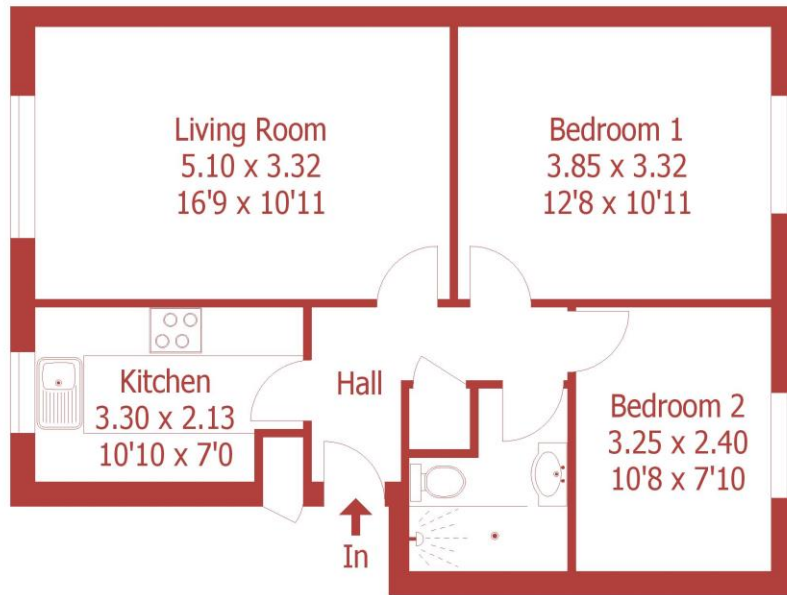
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford bridge and up Oakley Hill. Turn left into Oakley Lane, and first right into Oakley Straight. At the T-junction, turn left into Merley Lane, and Foxcroft can be found on the left hand side, just before the car park for the shopping parade.



Flat 7 Foxcroft, 77 Merley Lane, Merley

Approximate Gross Internal Area :- 56 sq m / 598 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		
(69-80)	C	75	76
(54-68)	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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