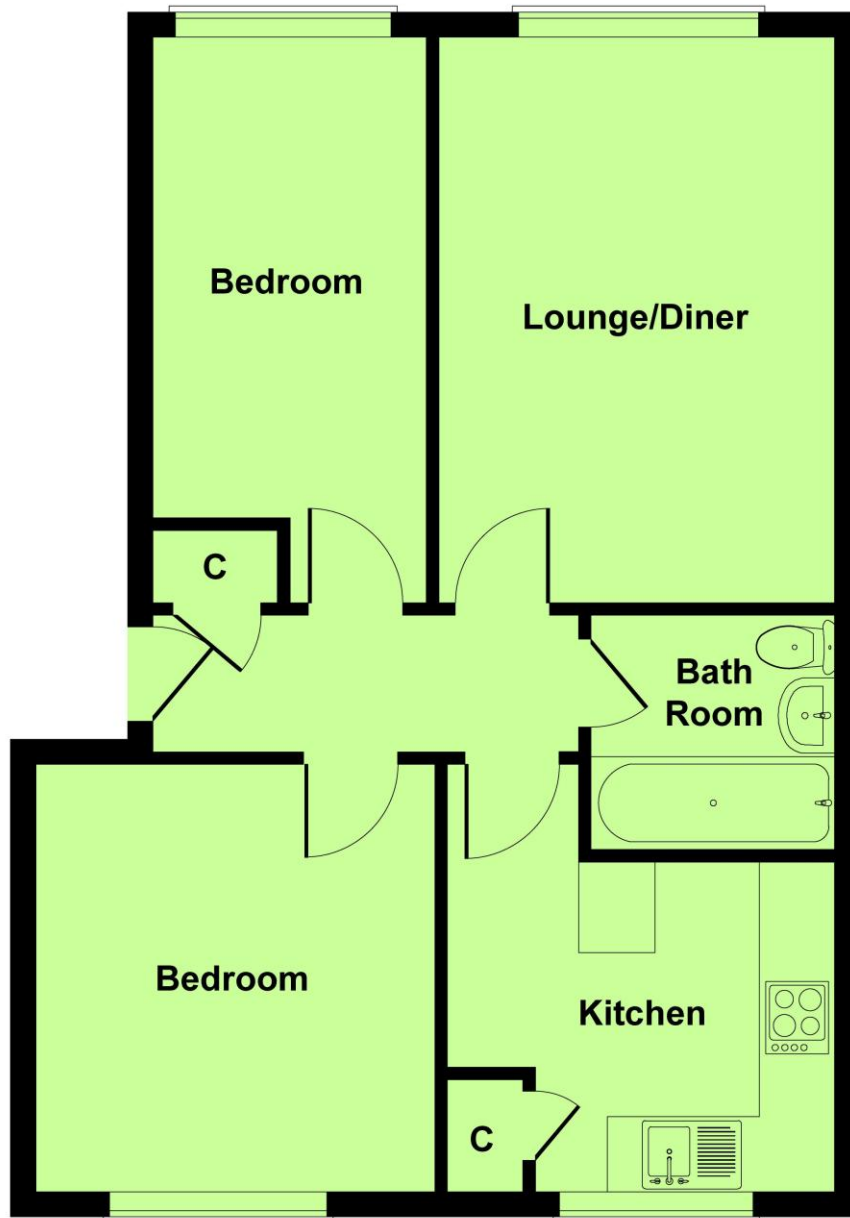


Flat 9 Pine Court,
Warland Way
Corfe Mullen
Wimborne BH21 3TH

Price Guide **£200,000** Share of Freehold



A WELL PRESENTED TWO BEDROOM
GROUND FLOOR APARTMENT SET IN
A QUIET CUL-DE-SAC LOCATION
WITH THE BENEFIT OF A GARAGE.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



*** COMMUNAL ENTRANCE HALLWAY**

*** PRIVATE ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 14'8" x 10'4" (4.51m x 3.16m)**

*** KITCHEN 8'3" (2.52m) EXTENDING TO 11' x 10'3" (3.35m x 3.13m)**

*** BEDROOM ONE 11'3" x 10'4" (3.44m x 3.16m)**

*** BEDROOM TWO 14'5" x 7' (4.41m x 2.13m)**

*** BATHROOM 6'4" x 6'3" (1.95m x 1.92m)**

*** GAS FIRED CENTRAL HEATING**

*** DOUBLE GLAZED**

*** COMMUNAL GARDENS**

*** GARAGE**

*** VENDOR SUITED**







ABOUT THIS PROPERTY

Hard wood front door leads to the entrance hallway with built in cupboard. The lounge/dining room is to the front of the property with feature electric fire. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated oven, four ring burner gas hob with extractor fan above, space and plumbing for washing machine, part tiled walls, window overlooking the communal gardens, further built in cupboard housing the combination boiler and space for upright fridge/freezer.

Bedroom one overlooks the communal gardens. Bedroom two is to the front of the property. There is a modern fitted bathroom with panel enclosed bath, wall mounted shower and shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, wall mounted heated towel rail, fitted mirrored medicine cabinet and extractor fan.

Outside, there are well tended communal grounds and the property benefits from a single garage.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left hand side. At the Windgreen roundabout turn left along Wareham Road and then take the third turning on the left into Phelipps Road. Take the first turning on the left into Ralph Road and then first right into Diprose Road and then first right again into Warland Way.

TENURE: We understand this property has a share of the freehold.

LEASE: We understand there are approximately 976 years remaining on the lease.

SERVICE CHARGE: £52 per month, we understand.

COUNCIL TAX: Band B Dorset Council

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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: R2002