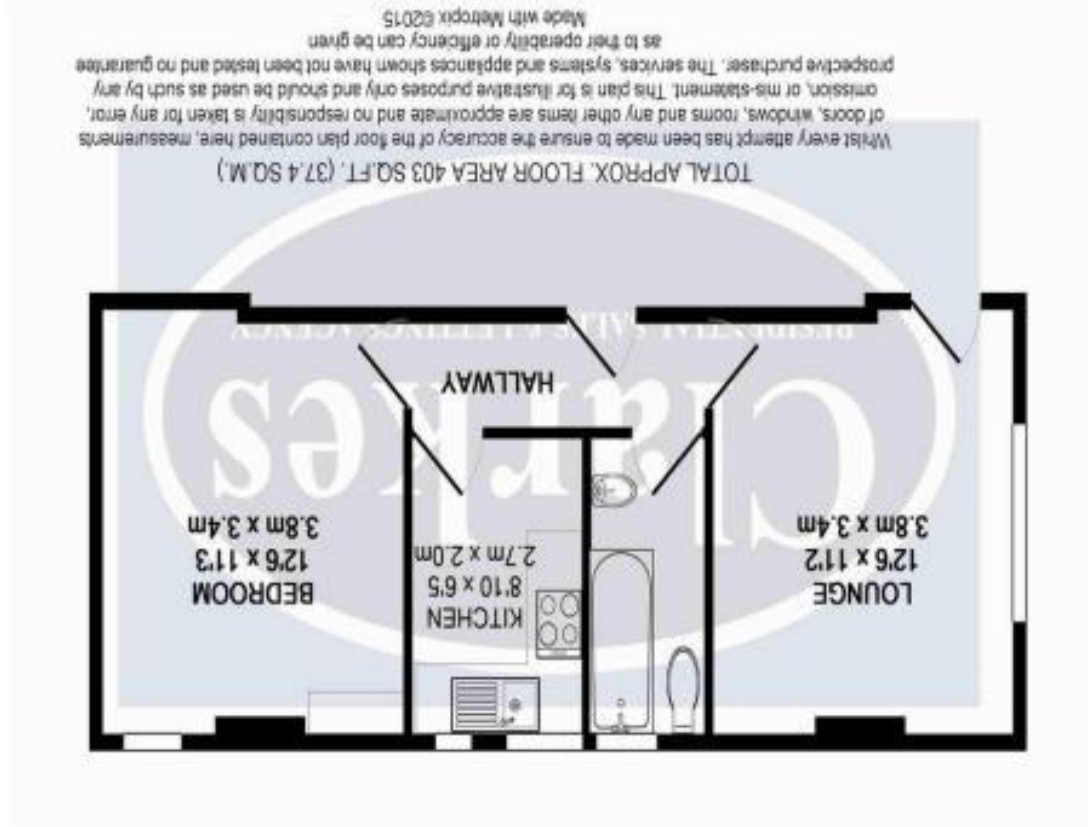


Energy Efficiency Rating	
Current	Potential
72	73
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
<b>A</b> (92-100) <b>B</b> (81-91) <b>C</b> (69-80) <b>D</b> (55-68) <b>E</b> (39-54) <b>F</b> (21-38) <b>G</b> (1-20)	



# Meadow Court, Winton



Exciting Opportunity for First-Time Buyers and Investors: Stunning One-Bedroom Apartment in Moordown - 7% Yield!

Discover the charm of Moordown with this fabulous one-bedroom apartment, an ideal choice for both first-time buyers and savvy investors. Here's why you shouldn't let this opportunity slip away:

## Property Highlights:

**Location:** Nestled in the sought-after Moordown area, close to shops and major bus routes.

**Style:** A modern purpose-built flat with impressive features.

**Living Space:** Enjoy a spacious living room with gorgeous wooden flooring and abundant natural light from the rear-facing UPVc window.

**Outdoor Living:** Step onto your own balcony and relish the fresh air.

**Parking Convenience:** Your designated parking space ensures hassle-free parking.

**Relaxing Bath:** Unwind in the bathroom, complete with a well-appointed suite, bath, and overhead shower, plus a heated towel rail for added luxury.

**Modern Kitchen:** Cook with ease in the kitchen featuring sleek white units, laminate work surfaces, and an integrated oven. There's ample space for a fridge freezer.

**Tenure:** Secure leasehold with 96 years remaining.

## Affordable Costs:

2023 Service Charge £826.00

Ground Rent £50.00

2023 Building Insurance £234.00

Budget-Friendly: Council Tax in Band A.

## Investment Appeal:

Yield: A fantastic 7%!

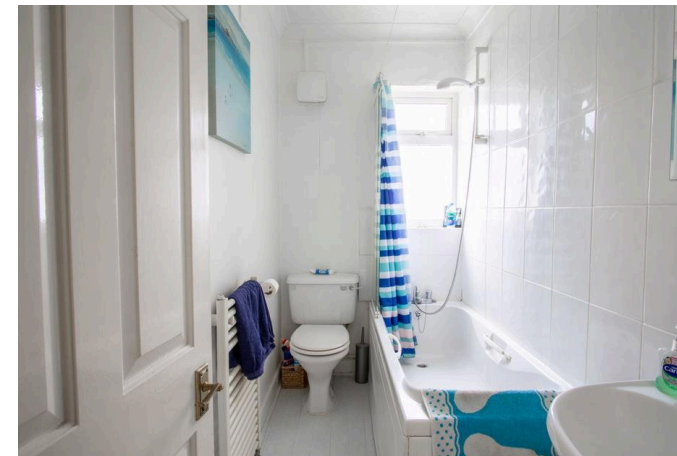
Council Tax band: A

## Your Next Steps:

Don't miss your chance to step onto the property ladder or make a smart investment. Contact Clarkes today to schedule a viewing and secure this fantastic apartment. Act now to make it yours - your dream home or investment opportunity awaits!

Don't miss out on this incredible opportunity! Contact Clarkes today to arrange a viewing and secure this fabulous apartment. Act now and make it yours!

## Asking Price £140,000



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.