

**Well Presented 2 Bedroom Purpose-Built First Floor Flat**  
**Tenure: Leasehold                      Approx 63 sq meters (678 sq ft)**

**39 Joys Road, Three Legged Cross,  
Wimborne, Dorset. BH21 6SJ**

**Price £179,950**

- Spacious Entrance Hall
- Modern Kitchen
- Lounge/Dining Room
- 2 Good Bedrooms
- Modern Bathroom with shower
- Utility Room
- Gas Central Heating & Double Glazing
- Shared Garden & Communal Parking
- Long Lease approx 98 years remaining
- No Chain!
- Own Private Entrance
- Ideal Buy-to-Let or First Time Purchase

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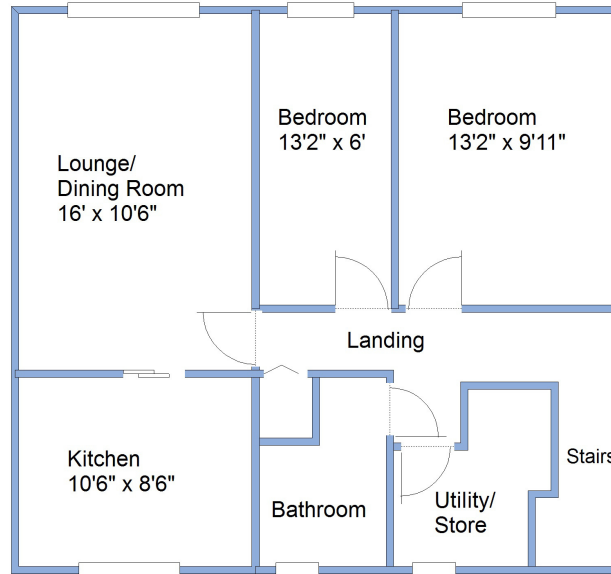
Well presented purpose-built 2-bedroom first floor flat with own Private Entrance, located near local amenities and bus services. This ex-local authority flat offers bright, well-planned accommodation with good room dimensions and features include a modern fitted kitchen, bathroom and useful utility/store room.

Accommodation and approximate room sizes:

- **Entrance Hall:** Boiler cupboard housing modern combination gas boiler.
- **Kitchen:** Modern fitted kitchen with a good range of floor and wall cupboards. Built-in high level oven, gas hob with cooker hood over. Space for washing machine, dishwasher & tall fridge/freezer.
- **Lounge/Dining Room:** A bright spacious room with ample space for lounge & dining suite.
- **Bedroom 1:** Double-glazed window overlooking side garden.
- **Bedroom 2:** Double-glazed window overlooking side garden.
- **Modern Bathroom:** White suite comprising panelled bath with thermostatic shower over & glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail.
- **Useful Utility/Store Room:** Ideal store room. Modern electric consumer unit.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing.**
- **Communal Parking**
- **Communal Gardens**
- **Leasehold:** approx 98 years remaining (125 years from 1997)
- **Service Charge:** tbc
- **Ground Rent:** tbc
- **Council Tax Band 'B'**
- **Energy Rating 'C'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04676



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

