



1 Louise Court, Corfe Mullen, BH21 3BU

A ground floor garden apartment with 2 bedrooms and allocated parking.

- 2 bedrooms
- Open plan living area and kitchen
- Shower room
- Well presented
- Private garden
- Allocated parking
- Double glazed
- Gas central heating
- Westerly facing garden
- Close to amenities

ASKING PRICE:

£215,000 (leasehold)

EPC RATING:

Band - C



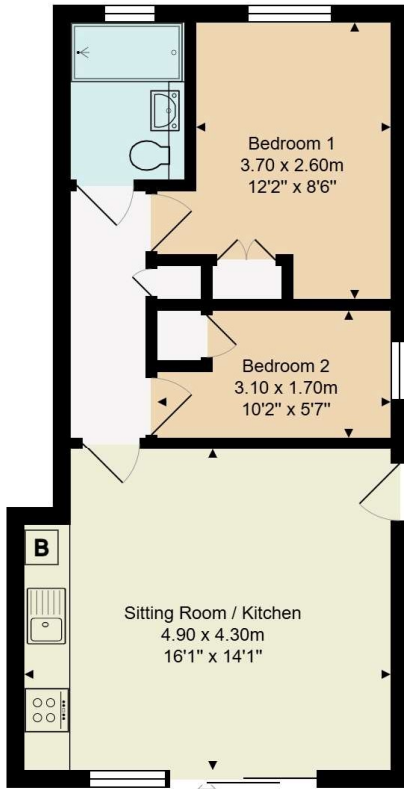
Louise Court is a small development of just 12 apartments split between three low rise blocks built in 2015. It lies along Wareham Road, in central Corfe Mullen within easy reach of local shops, amenities, a sports centre and bus routes.

The property itself is a well-presented, purpose-built ground floor, garden apartment. The accommodation briefly comprises;

A private front door leads into the open plan living area that has sliding patio doors leading out to the garden. In the kitchen is a range of base and eye level units with sink, tiled splash backs, fitted oven, hob and washing machine, with space for a fridge and there is a concealed, recently replaced gas fired boiler.

In the hall is a fitted cupboard. Bedroom 1 has a fitted double wardrobe and bedroom 2 has a fitted cupboard. The shower room is fully tiled with a large walk-in shower, wc and wash basin.

Outside there is a private garden with a patio terrace and lawned area bound by planted borders. The garden enjoys a westerly facing aspect. A gate leads to the parking area where there is a single allocated space.



ADDITIONAL INFORMATION

Council tax – B

Tenure – leasehold. 125 year lease commenced 21/09/15, 107 years remaining

Ground rent - £250n PA.

Service charge £1,518 PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

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