



APARTMENT 8 ROWLANDS COURT, 4B ROWLANDS HILL, WIMBORNE, WIMBORNE,
DORSET, BH21 1AN
£649,950 SHARE OF FREEHOLD

A STUNNING 3 BEDROOM SECOND FLOOR APARTMENT WITH OUTSTANDING VIEWS, IN A BRAND NEW DEVELOPMENT OF 8 LUXURY APARTMENTS IN THE HEART OF WIMBORNE MINSTER.

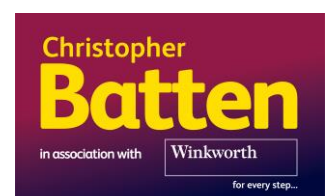
SUMMARY:

Rowlands Court, by far the most impressive development of its kind in Wimborne, has been constructed to a high standard of specification and design by Badbury Developments Ltd, a local development company known for their excellence. The building stands in a central location almost opposite the Waitrose store and within walking distance of The Square and a wide range of amenities.

AT A GLANCE

- 3 BEDROOMS/
- EN SUITE SHOWER ROOM
- SUPERB
KITCHEN/LIVING/DINING ROOM
- LANDSCAPED
GARDENS/DESIGNATED
PARKING SPACES

Wimborne | 01202 841171 |





DESCRIPTION:

Apartment 8 features a superb open plan living/dining room, gas fired under floor heating, high quality powder-coated aluminium double glazing, high specification kitchen (with quartz work surfaces and built-in appliances), quality bathroom and en suite shower room, security alarm system, water softener, oak-faced interior doors, recessed downlighting, fitted carpets and luxury vinyl tile flooring, 2 designated parking spaces, electric vehicle charging point, and is sold with a 10-year NHBC structural warranty.

The main entrance door (with security entryphone system) leads to a communal hall, from which stairs and lifts service the first and second floors. The front door to Apartment 8 opens onto a spacious central reception hall with a walk-in laundry/store room (with pressurised hot water cylinder and water softener, space and plumbing for washing machine, tiled floor, fitted light and Vaillant gas central heating boiler.)

There is a superb open plan living/dining room with sky lights and dormer windows enjoying far reaching views.



A superb open plan contemporary style kitchen comprises quartz worktops and upstands, an excellent range of cupboards and drawers, electric hob with extractor and Neff double oven, integrated dishwasher and fridge-freezer, and retractable larder. Bedroom 1 has built-in wardrobes and a spacious, fully tiled en suite shower room with shower, concealed cistern WC, twin wash basins, fitted wall mirror and towel radiator. Bedroom 2 has built-in wardrobes, and bedroom 3/study is a further double sized room. The fully tiled bathroom has a wash basin, concealed cistern WC, shower bath with screen, tiled vanity shelf, recessed wall mirror and towel radiator.

Rowlands Court is accessible off a private driveway leading to a large parking area where Apartment 8 has a designated parking space. The driveway extends to the rear of the building where there is a lower parking area with an additional designated parking space.

SERVICE CHARGE: Estimated approximate maintenance fee £2600 per annum.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

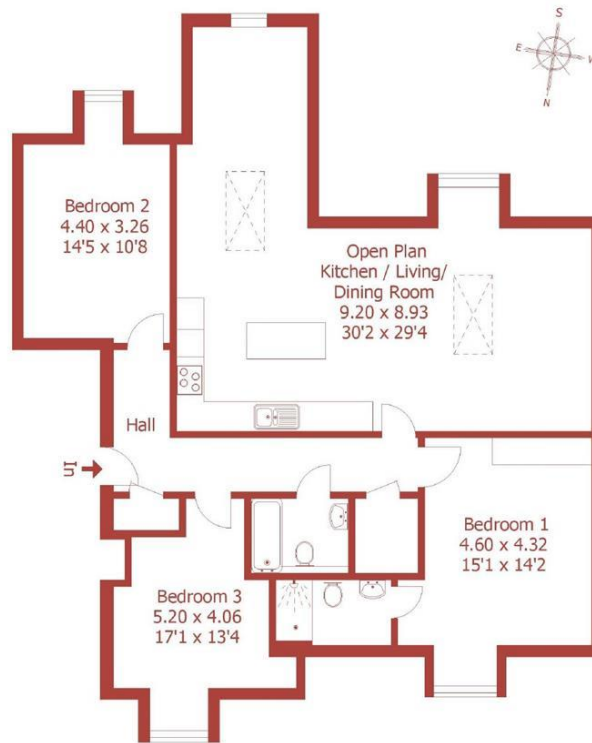
Band TBC

DIRECTIONS:

From Hanham Road, with Wimborne Police Station on the left, proceed to the roundabout at the junction with Rowlands Hill. Take the second exit towards the Waitrose Store, and turn almost immediately left into the first driveway, which leads to Rowlands Court.



Approximate Gross Internal Area :- 129 sq m / 1389 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	86	86
(69-80) C		
(55-68) 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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