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# Ferndown BH22 Offers Over £200,000

Stunning modern first floor purpose built apartment in Ferndown, well presented throughout with an open plan living area with lounge and modern kitchen with bay windows allowing maximum light in, modern shower room, double bedroom with a built in wardrobe. Outside there is an allocated parking space, cycle store and bin store with communal gardens.



# Ferndown

**BH22** 

# **Summary of Features**

- > First Floor Apartment
- > One Bedroom
- > Long Lease 125 years remaining.
- > Allocated Parking
- > Communal Gardens
- > Central Ferndown Location
- > Cycle & Bin Storage
- > Shower Room



### Kitchen/ Sitting room External Fitted kitchen with a range of The property has allocated wall, base and drawer units with parking and has access from the worksurfaces single left side, lovely modern building over, oven, with a two part communal garden sink/drainer. electric electric hob with cooker-hood set on a quiet road. over, telephone point, TV point, breakfast bar, space for a Tenure washing machine, space for a fridge/freezer, wood laminate Leasehold 125 vears flooring and door leading to the remaining. Maintenance- £500 hallway. Double glazed front p.a. Ground Rent - £250 p.a aspect bay window. **Important Note** Shower Room These particulars are believed to basin, shower be correct but their accuracy is cubicle, ladder style radiator, not guaranteed. They do not

Wash hand WC, extractor fan, shaver point, form part of any contract. part-tiled and wood laminate Nothing in these particulars shall flooring.

## Bedroom

Double glazed front aspect appliances, window, built in wardrobes with facilities are in good working boiler (Covered) telephone point, TV point and Purchasers carpet flooring.

be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, equipment or radiator, order or have been tested. should satisfy themselves on such matters prior to purchase.

# **Meyers** Properties

For the opportunity to see properties before they go on the market 'like' our page on Facebook

#### Directions

The property is considered to be located within a close distance to Ferndown Centre which offers all amenities including boutique shops and chain high street shops. Whilst only being around the corner from some fantastic golf clubs such as Ferndown golf club. Within just a few miles of Ferndown you have some amazing attractions in Adventure Wonderland and beautiful walks through Avon Heath Country Park.

Meyers are recommendation based estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. We happily cover Dorchester, Weymouth, Portland, Poole, Bournemouth, Wool, Wareham and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.

#### **Lettings Office Open**

Meyers Estate Agents have a highly successful letting department which includes management at competitive fees and valuable service levels. If you require a rental valuation or further information please call us today on 01305 236248





Tel 01202 057124

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Meyers Estate Agents.

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