

**Maple House, 11 Heathpoult Road**  
Verwood, BH31 7BP



**MEYERS**  
MOVING BEYOND EXPECTATIONS



# Guide Price £260,000

A fantastically appointed two double bedroom top floor apartment in Pennyfarthing's new flagship development Potters Wood, Verwood. Located in Maple House, an exclusive development of six contemporary apartments completed in 2022 this property consists of a fashionable open plan kitchen/living space, two large double bedrooms, a utility room, storage and a modern bathroom. Ideal for first time buyers or investors this beautiful home benefits from one previous owner and must be viewed to be appreciated.

 1  2  1  1 + Visitor Spaces

- Two Double Bedroom Luxury Apartment
- No Ground Rent
- Nine Years Remaining of New Build Guarantee
- Large Open Plan Kitchen / Breakfast Room
- Utility Room
- Allocated Parking and Additional Visitor Spaces
- Video Entry System
- Communal Bike Storage

## **Entrance Hallway**

A well-presented and secure communal hallway can be accessed via the front or back of the development and stairs lead to the top (second) floor. A private front door then leads to an open and bright hallway which allows access to all principal rooms whilst housing a large storage cupboard.

## **Open Plan Kitchen/Living Room**

A bright and spacious room benefiting from triple aspect windows including a south/westerly outlook across the development. The modern kitchen comprises of soft close base and level units with contrasting laminate

worktops and upstands, an integrated Hotpoint electric oven, four ring gas hob with glass splashback and stainless steel extractor, one and a half bowl sink with chrome mixer tap and space for a free standing fridge/freezer. Complete with Venice Oak wood effect laminate flooring the kitchen also has ample room for a small dining table and four chairs. The open plan living room further profits from the bright aspects via UPVC double glazed windows, has carpeted flooring and ample plenty of space for large sofa suites.

## **Utility Room**

Featuring a side aspect window the utility room houses the energy efficient

Worcester combi boiler as well as a washing machine. Complete with additional storage space and laminate worktops.

## **Bedroom 1**

Another light and spacious room, bedroom one is located to the side of the property and features carpeted flooring. Complete with space for free standing wardrobes and drawers.

## **Bedroom 2**

Accessed via an oak faced door (featured throughout the apartment) the well proportioned second bedroom is another double bedroom with carpeted flooring. Complete with tv points and side aspect UPVC

double glazed window.

## **Bathroom**

The contemporary bathroom comprises of a white paneled bath with shower attachment and glass screen, tiled wall, opaque window, low level WC, wash hand basin, heated towel rail, a wall mounted mirror with integrated light and shaver socket and recessed ceiling LED downlights.

## **Externals**

The property benefits from one allocated parking space found to the rear of the development as well as four visitor spaces. There is a secure communal bike storage detached from the main building and a communal bin store.

## **Important Information**

**Tenure:** Leasehold

**Lease:** 998 Years Remaining

**Service Charge:** £1322.17 per annum

**Ground Rent:** Zero

**Local Authority:** Dorset

**Council Tax Band:** C

**EPC Rating:** B



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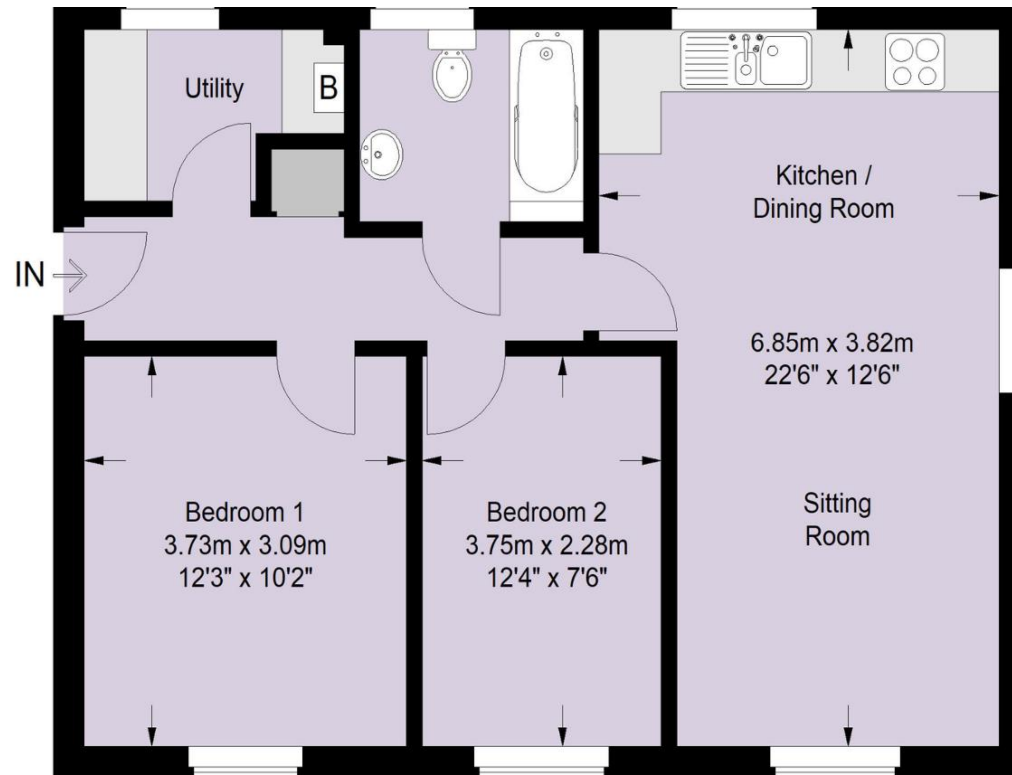
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## Location

Potters Wood is a bespoke development comprising a range of 1, 2, 3 and 4 bedroom new homes. This fantastic development offers occupants a chance to enjoy their own corner of the countryside in a designated Suitable Alternative Natural Greenspace (SANG). Conveniently located on the outskirts of the popular town of Verwood which borders the beautiful New Forest. Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery.

A large Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and Sainsbury's. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.





PARKING: 

MAPLE HOUSE  
VERWOOD  
BH31



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APPROXIMATE AREAS	
GROUND FLOOR AREA	N/A
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	655 SQ FT
COUNCIL TAX	C
EPC RATING	B
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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