

Brock Court, Peel Close
Verwood, BH31 7QB



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MOVING BEYOND EXPECTATIONS



Guide Price: £190,000

A fantastic two double bedroom raised ground floor apartment found within the well-appointed Brock Curt development. Conveniently located within level walking distance of the ever popular Verwood high street, convenience stores, coffee shops and a doctors surgery the property consists of a modern open plan kitchen/living room, two double bedrooms, contemporary bathroom and an allocated parking space. The perfect buy to let investment or first time buy this property must be viewed to be appreciated.



- Two Double Bedroom Luxury Apartment
- Convenient Location Close to Verwood High Street
- Raised Ground Floor
- Large Open Plan Kitchen / Living Room
- Private Storage Cupboard
- Allocated Parking Space
- Vendor Suited
- Purpose Built Development

Entrance Hallway

Gated access precedes a patio path that leads to external stairs and secure access to the well-presented communal hallway. A phone system allows visitors to be buzzed through. A personal front door then leads to the 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 a double glazed window to the side aspect, the open plan kitchen/living room enjoys wood effect laminate flooring with the living space also benefitting from a fully equipped media wall

including drawers and shelving and space for a wall mounted television. The living area provides space for sofa furniture as required whilst also allowing space for a four seater dining table and chairs.

The modern kitchen comprises of base and level units with contrasting worktops and matching upstands. Complete with an integrated electric oven, four ring electric hob with stainless steel splashback and extractor, stainless steel sink and drainage area and space and plumbing for fridge freezer, washing machine and dishwasher.

Bedroom 1

Located to the opposite end of the hallway, bedroom one is a large double room

that benefits from built in floor to ceiling wardrobes. Complete with carpeted flooring this spacious room features further wardrobe and draw units surrounding a double bed and a double glazed window. Also located in the bedroom is the airing cupboard which houses the Heatrae Sadia Electromax system which provides the property with wet central heating and mains water pressure.

Bedroom 2

Currently utilised as a large office bedroom two is accessed via the hallway and has ample space for double bed and free standing furniture as required. A wall mounted radiator is located below a double glazed window.

Bathroom

The bathroom comprises of a white panelled bath with main shower system above, tiled flooring, low level WC, wash hand basin, radiator, wall mounted mirror, shaving point and recessed ceiling LED downlights.

Parking & Storage

The property benefits from one allocated parking space found to the back and also boasts a secure storage lock up located on the lower ground floor. The development also offers communal bike storage found in the corner of the underground parking area and there is a secure bin store.

Important Information

Tenure: Leasehold

Lease: 142 Years Remaining

Service Charge: £1064.59 per annum

Ground Rent: £250 per annum

Local Authority: Dorset

Management Company: Bartley Management Limited

Council Tax Band: C

EPC Rating: B



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Location


Conveniently located within walking distance of the popular high street of Verwood. Verwood continues to grow in popularity and borders the beautiful New Forest. Surrounded by woods and heath land the town is also 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. 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.

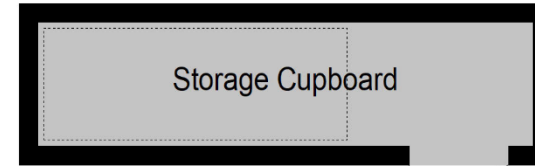
With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts 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.



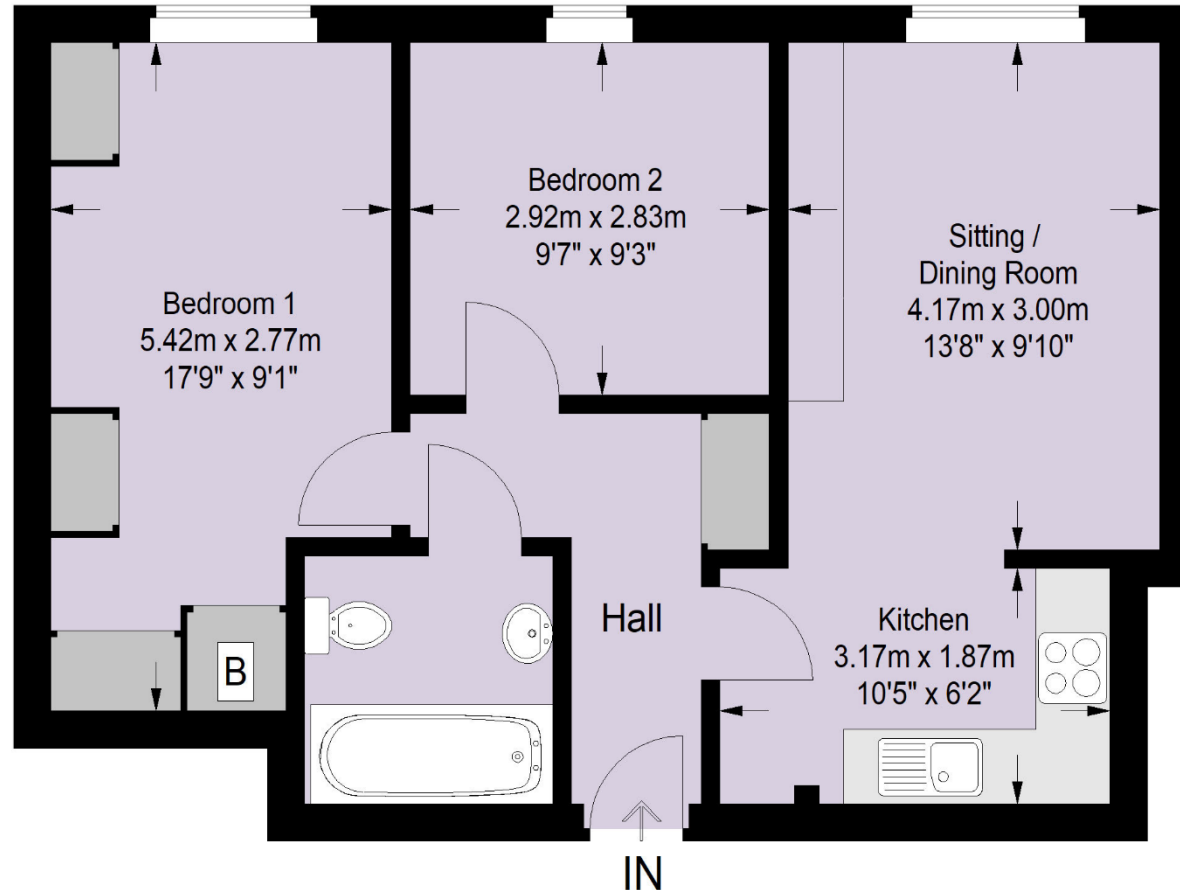
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
41-54	E		
29-38	F		
13-20	G		

Approximate Gross Internal Area
 52.9 sq m / 569 sq ft
 Storage Cupboard
 (Excluding Reduced Headroom)
 1.5 sq m / 16 sq ft
 Total = 54.4 sq m / 585 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"



(Not Shown In Actual
 Location / Orientation)



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Disclaimer: 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, floorplans 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 floorplans remain exclusive to Meyers.

