

Brock Court, Peel Close

Verwood, BH31 7AY





Guide Price: £190,000

An immaculately presented two double bedroom top floor apartment found within the well-appointed Brock Court 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.

 1  2  1  1

- Two Double Bedroom Luxury Apartment
- Convenient Location Close to Verwood High Street
- Bright and Spacious Top Floor Flat
- Large Open Plan Kitchen / Living Room
- Option of Chain Free
- Allocated Parking Space
- Two Juliet Balconies
- 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, whilst two flights of stairs lead to the top floor. A personal front door then leads to the hallway which allows access to all principal rooms whilst housing a large storage cupboard suitable for coats and shoes. A loft hatch provides additional storage whilst the hallway also includes the airing cupboard which houses the Heatrae Sadia Electromax system which provides the property with wet central heating and mains water pressure.

Living Room

A bright and spacious living room befitting from south and west double aspect windows to two sides. Enjoying far reaching views from its top floor position the living room also profits from a Juliet balcony, modern décor and an open archway to the kitchen.

Kitchen

Profiting from an open plan feel the kitchen is accessed via the living room and comprises of contemporary, white base and eye level units with chrome handles and contrasting worktops. Complete with an electric oven and hob, stainless steel splashback and

extractor fan, sink and drainage board, space and plumbing for washing machine and dishwasher, fridge/freezer.

Bedroom 1

Enjoying far reaching views via dual aspect, double glazed windows and benefiting from a Juliet balcony bedroom one features ample space for a double bed and large free standing furniture as required. Furthermore the bedroom offers an alcove suitable for building in wardrobe storage, currently hidden by a curtain and the room is complete with carpeted flooring.

Bedroom 2

A second well proportioned double room also benefiting from neutral décor and carpeted flooring comprising of ample space for a double bed and featuring a similar alcove suitable for hanging wardrobe space.

Bathroom

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

Parking

The property benefits from

one allocated parking space and also offers communal bike storage found in the corner of the underground parking area

Important Information

Tenure: Leasehold

Lease: 141 Years Remaining

Service Charge: £1298.41 per annum

Ground Rent: £250 per annum

Management Company: Bartley Management Limited

Council Tax Band: C

EPC Rating: C

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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.

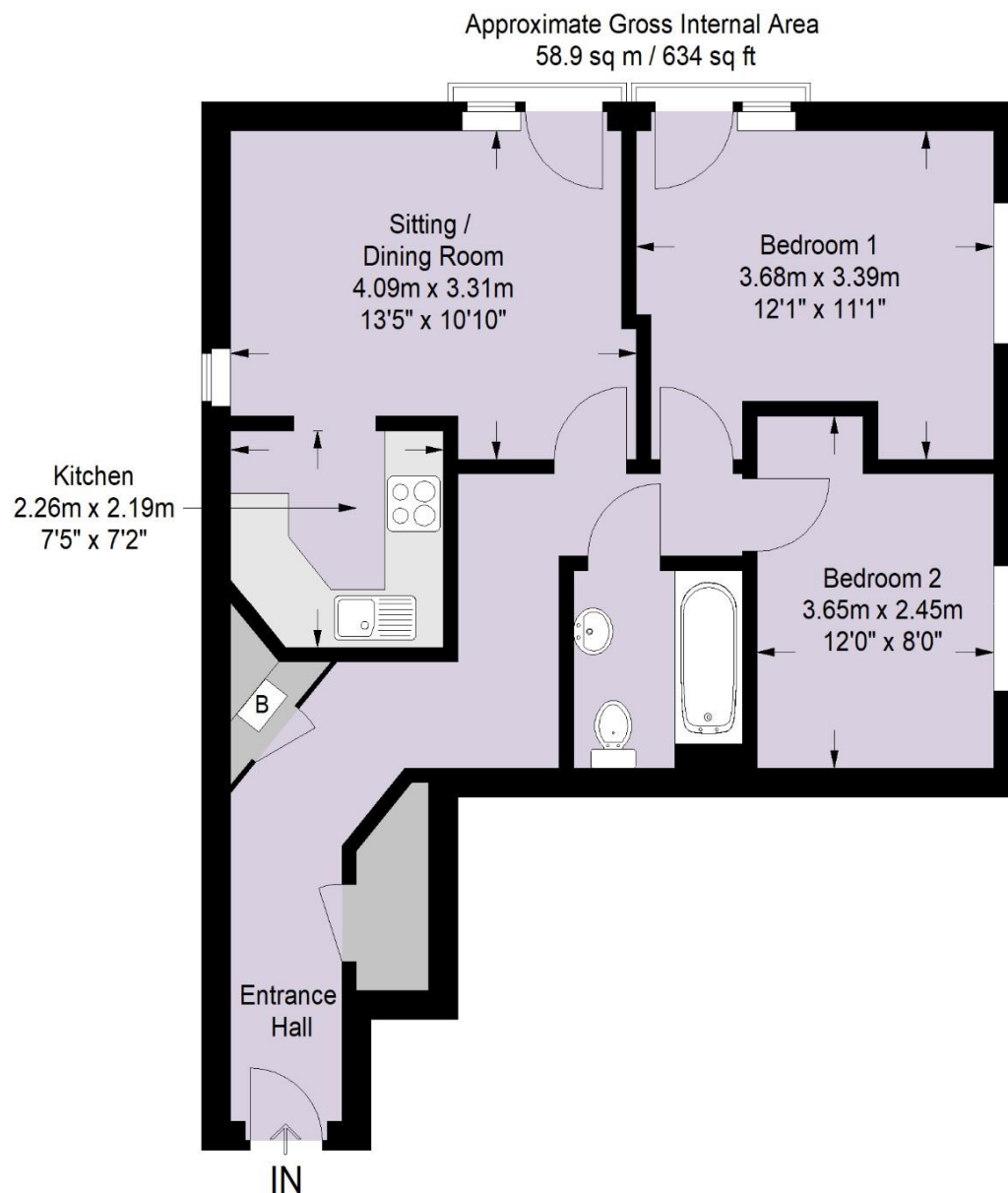
With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts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

Local Authority: Dorset

Contact us today for viewing arrangements.



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



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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.

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