

THE FIELDS

Verwood | BH31 7AQ



MEYERS

PROPERTY CONSULTANTS



Offers In Excess Of: £150,000

Occupying a convenient position within Verwood Town Centre this attractively presented two bedroom first floor apartment is offered to the market CHAIN FREE and enjoys far-reaching views across neighbouring recreational grounds. The property benefits from bright, well-proportioned accommodation throughout, including a double aspect open-plan kitchen/lounge, bathroom, two bedrooms, loft access and allocated an parking space. Ideally suited to first-time buyers or investors, this home is within level walking distance of local amenities and forest walks.

 1  2  1  Allocated Parking Space

- Two Bedroom First Floor Apartment
- Allocated Parking Space
- Chain Free
- Open Plan Kitchen/Living Room
- Town Centre Location
- Open Views Across Recreational Grounds
- Combi Boiler
- Loft Storage

Entrance

Accessed to the rear is the buildings communal entrance. A staircase then leads to the first floor where private entrance to the flat can be found. A bright and welcoming hallway laid with wood-effect flooring provides access to all principal rooms. A useful storage cupboard is located to one side, while a ceiling hatch offers access to the loft space.

Open Plan Kitchen/Living Room

Enjoying a wonderful double aspect, the spacious living area is bathed in natural light via

large double-glazed windows complete with fitted blinds and offering views over the park and open fields beyond. The L-shaped kitchen seamlessly adjoins the lounge and features white base and eye-level units with contrasting worktops, an inset stainless steel sink with drainage board, induction hob, built-in oven, and free-standing fridge freezer. The kitchen also houses the combi boiler with further space and plumbing for a free standing washing machine. There is ample room for sofa suites and a small dining table and chairs if required.

Bedroom 1

A comfortable double bedroom with ample space for freestanding furniture and a side-facing window allowing for a pleasant outlook.

Bedroom 2

Neutrally presented this additional bedroom benefits from elevated views across the fields and lends itself well to use as either a bedroom or home office.

Bathroom

Featuring tiled walls the bathroom comprises of a panelled bath with electric shower over, chrome

heated towel rail, wash hand basin with vanity unit, wall-mounted medicine cupboard, low-level WC, and extractor fan.

Important Info

The apartment is conveyed with one allocated parking space.

Tenure: Leasehold

Length of Lease: 99 years from 7 July 2017

Ground Rent: £200 per annum

Service Charge: £500 per annum

Local Authority: Dorset

EPC Rating: C

Council Tax Band: A

Location:

Conveniently located within 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 Costa Coffee and a popular local Cafe

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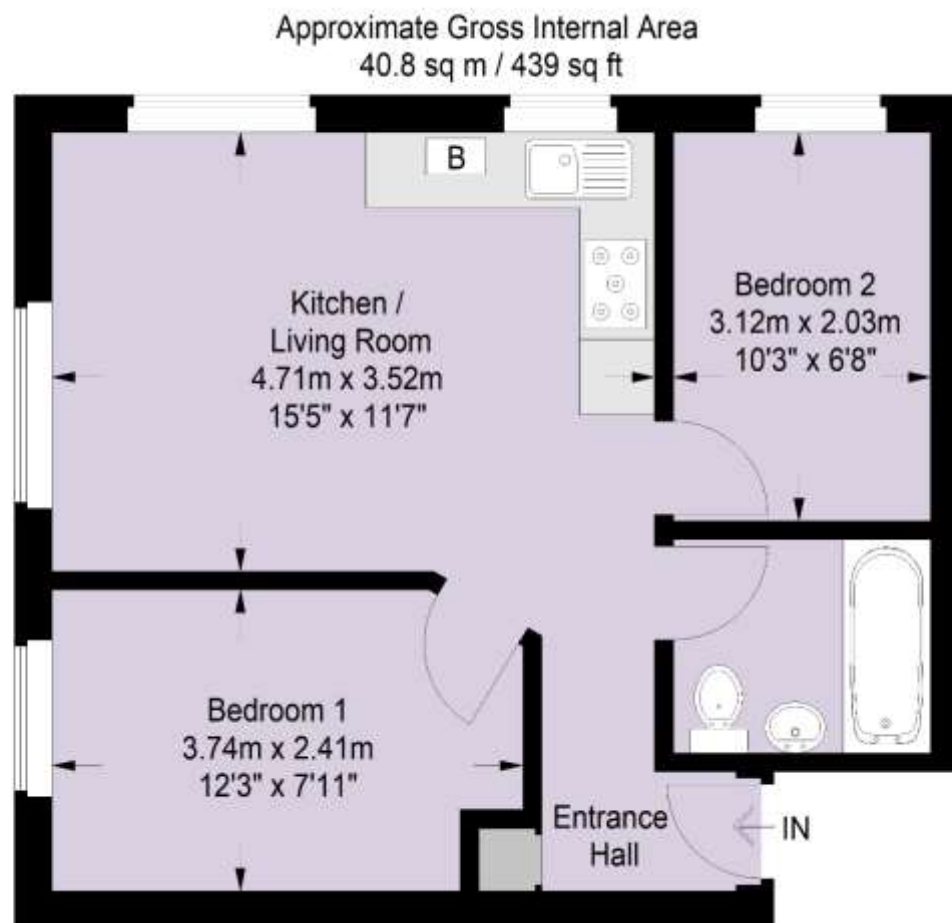
MEYERS
MOVING BEYOND EXPECTATIONS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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