

Local expertise with powerful national marketing

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221 CHRISTCHURCH ROAD
FERNDOWN, BH22 8SX



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ASKING PRICE £280,000

A spacious and beautifully presented two double bedroom first floor apartment in this modern gated development, constructed in 2005 and enjoying a prestigious location off Chine Walk. This exclusive gated development set in a highly desirable location in West Parley is just a stones' throw from local shopping amenities and excellent transport links.

This modern first floor apartment has been very well maintained by the current owner and is offered for sale in immaculate condition with tasteful décor throughout, every room is bright spacious and airy with the main living room enjoying a dual aspect with large windows affording maximum natural light.

The kitchen breakfast room incorporates a breakfast bar and has a tiled floor, fully fitted with a range of integrated units which include an electric oven with a four ring gas hob and stainless steel cooker hood over, integrated fridge, separate freezer, dishwasher and washing machine.

There are two double bedrooms with the master bedroom enjoying the benefit of a modern en-suite shower room which has been refurbished with a very modern and stylish contemporary theme including an extra large shower cubicle with a rainforest shower head plus a further shower attachment. There is a chrome towel rail/radiator and a Velux window. The main bathroom has a stylish modern 3-piece white suite and is fully tiled.

The apartment also benefits from double glazing, gas radiator central heating and security phone entry.

Outside the development is approached via electric security gates and there is an allocated parking space for each flat plus visitors parking on a first come first serve basis. There are also well maintained communal grounds.

Energy Performance Rating C

Council Tax Band D

The tenure is leasehold with 125 years from 2005

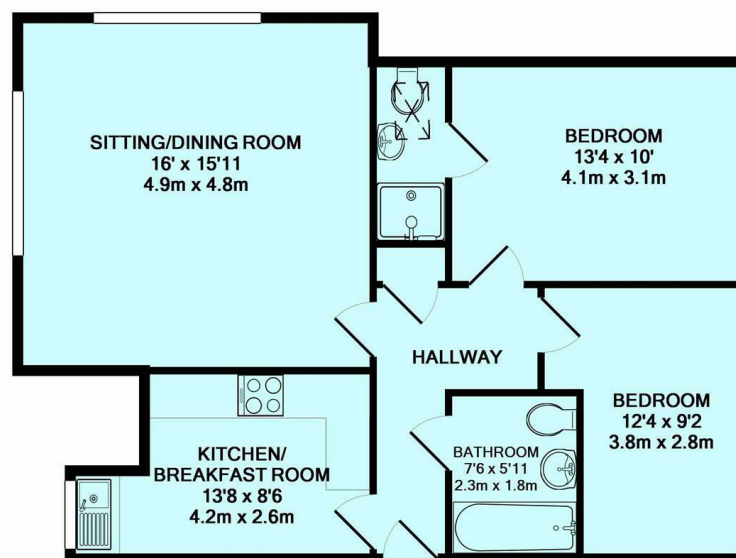
Lease Years Remaining 106

Annual Ground Rent £200

Annual Service Charge £1,000



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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