



Connells

Tennyson Court Library Road
Ferndown



Property Description

Retirement flat situated within in Ferndown with two double bedrooms, a spacious sitting room with balcony, a separate kitchen and bathroom. This apartment is in a block of just four apartments and offers access to communal gardens and parking. Another benefit includes a garage in a separate block.

Tennyson Court is a highly sought-after retirement development suitable for residents over the age of 55. It is situated within walking distance to Ferndown Town centre just a few minutes away from Tesco Supermarket and an array of local amenities. It also offers transport links to both Bournemouth and Poole.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpeted with radiator and phone system.

Cloakroom

Low level WC with hand wash basin and radiator.

Lounge

17' 2" MAX x 11' 7" (5.23m MAX x 3.53m)

Carpeted with 2 radiators and double glazed window and door to balcony.

Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

Wood effect flooring with a range of wall and base units, double glazed window, gas hob with extractor hood and fan over, integral oven and space for fridge and washing machine and wall mounted boiler.

Bedroom 1

16' 2" MAX x 11' 1" MAX (4.93m MAX x 3.38m MAX)

Carpeted with double glazed window with radiator below and built in wardrobes with sliding mirrored doors.

Bedroom 2

11' 1" x 9' 6" (3.38m x 2.90m)

Carpeted room with radiator, ceiling light and a built in wardrobe.

Bathroom

Fully tiled with low level WC, hand wash basin, panel bath with shower over, hand rails and curtain pole and double glazed obstruct window

Garage

Garage located in a separate block and communal parking.



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EPC Rating: C

view this property online connells.co.uk/Property/FDN305708

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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