



**Connells**

Woodland Pines New Road  
West Parley Ferndown



### Property Description

Stunning two bedroom ground floor apartment finished to a very high standard, situated conveniently near Ferndown town centre,  
This property benefits from two bedrooms, En Suite to master, open plan kitchen/dining with a fully tiled bathroom and carpets throughout.

Features of this property includes automatic communal hall lighting, a lift to upper floors, sheltered parking and communal gardens with two patio areas at the front and rear and a separate bicycle storage shed.

Purchase of the lease could be added to the selling price and incorporated into a mortgage.

### Entrance Hall

Telephone entry system with storage cupboard and spotlighting.

### Lounge

14' 10" x 13' 4" ( 4.52m x 4.06m )

Double glazed front aspect windows either side of the french double doors to patio area, carpeted flooring, thermostat control, TV and telephone point and spotlighting.

### Kitchen

8' 6" x 7' 11" ( 2.59m x 2.41m )

Double glazed side aspect window, range of wall and base units including soft close draws with integral electric oven and electric hobs with extractor fan and hood over, integral fridge/freezer and washer/dryer, stainless steel sink with drainer and mixer tap and spotlighting.



### **Bedroom 1**

12' 11" x 11' 7" ( 3.94m x 3.53m )

Double glazed rear aspect windows either side of the french double doors to patio area, TV and telephone point, thermostat control and spotlighting.

### **En Suite**

Fully tiled with low level WC, hand wash basin with mixer tap and mirror over, shower cubical with glass screen and heated ladder rail.

### **Bedroom 2**

17' x 8' 5" ( 5.18m x 2.57m )

Double glazed front aspect windows , TV and telephone point, thermostat control and spotlighting.

### **Bathroom**

Fully tiled with low level WC, hand wash basin with mixer tap and vanity mirror over, tiled bath with shower over and glass screen and heated ladder rail.

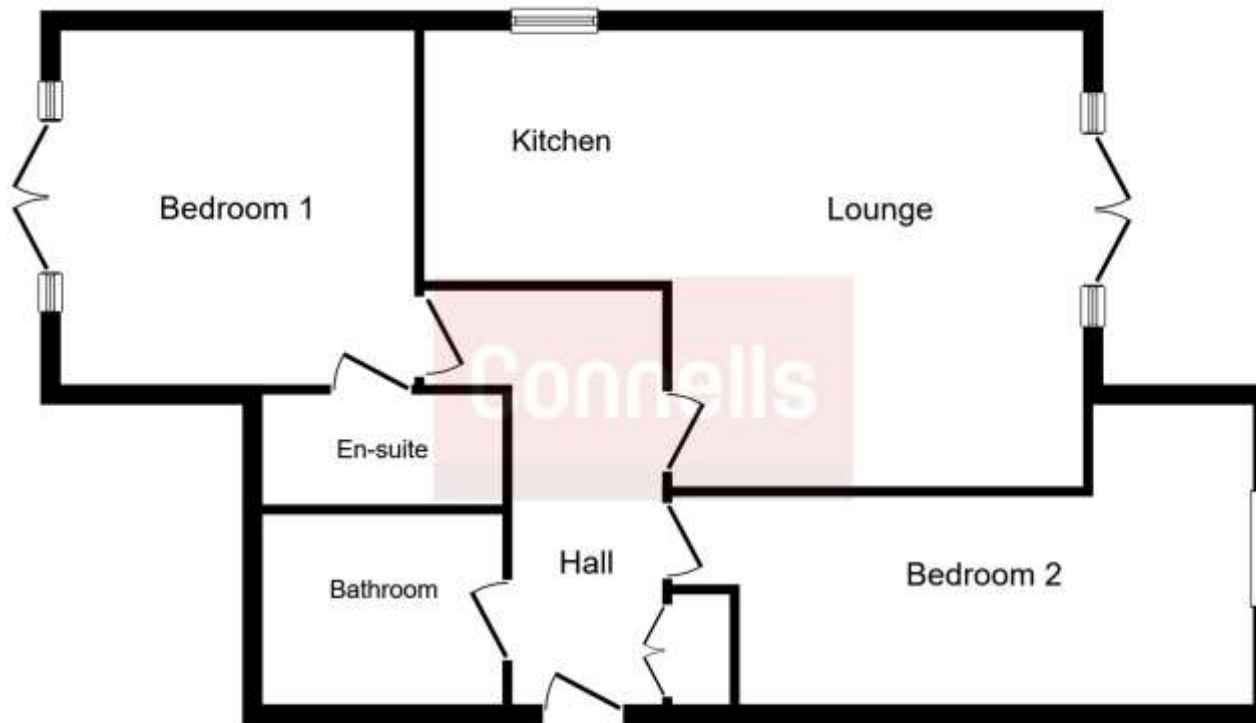
### **Outside**

Sheltered parking, communal gardens with two patio areas at the front and rear and a separate bicycle storage shed.









**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN305835](https://connells.co.uk/Property/FDN305835)**

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.



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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