



Connells

Manor Court Manor Close
Ferndown



Property Description

Connells are delighted to have been entrusted with instructions to offer this fabulous purpose-built apartment in cul-de-sac location and close to all local amenities in Ferndown centre. Manor Court is a modern development of only six maisonettes in Manor Close. This bright and spacious property features a Balcony, Bay Window, Island Kitchen Area, En-suite Shower to Main Bedroom, Parking, Communal Grounds with gated access to local shops. Early viewings are highly recommended.

Entrance Hall

Private front door leads to the entrance hall. Stairs to first floor landing.

Landing

Wall mounted radiator and oak inlaid doors to all rooms. Loft access via loft hatch. Built-in storage cupboard and built-in airing cupboard fitted with slated shelves and housing the electrical consumer unit.

Open Plan Living Space

16' Average x 20' 8" (4.88m Average x 6.30m)

Feature door leads to the open plan living/dining/kitchen. A Double aspect room with double glazed windows to the side aspect forming a square bay, and double glazed windows and double glazed French doors lead to the balcony to the rear aspect.

Living Area

Wall mounted radiator. Numerous power points and TV point.

Kitchen / Dining Area

The kitchen area is fitted with a matching range of base and wall mounted cabinets providing cupboard and drawer space with roll-edge worktops and feature kitchen island with storage under and built in integrated fridge and freezer. Inset one and a half bowl stainless steel sink unit with single lever mixer tap. Inset stainless steel four burner gas hob with a ceiling mounted canopy style stainless steel extractor over and built in multi-function oven under. Vinyl flooring.

Wall mounted gas fired combination boiler. Integrated dishwasher and integrated automatic washing machine.

Main Bedroom

17' 3" max x 10' 3" plus door recess (5.26m max x 3.12m plus door recess)

Double glazed window to the front aspect. Wall mounted radiator. Door to the en-suite shower room.

En-Suite Shower Room

Obscured double glazed window to the side aspect. The shower room is fitted with a three-piece white suite comprising shower enclosure with sliding glass doors and wall mounted thermostatic shower, In-vanity wash-hand basin with storage cupboards under and close coupled WC. Tiling to principle areas. Chrome ladder style towel radiator.

Bedroom Two

12' average x 10' (3.66m average x 3.05m)

Double glazed window to the front aspect. Wall mounted radiator.

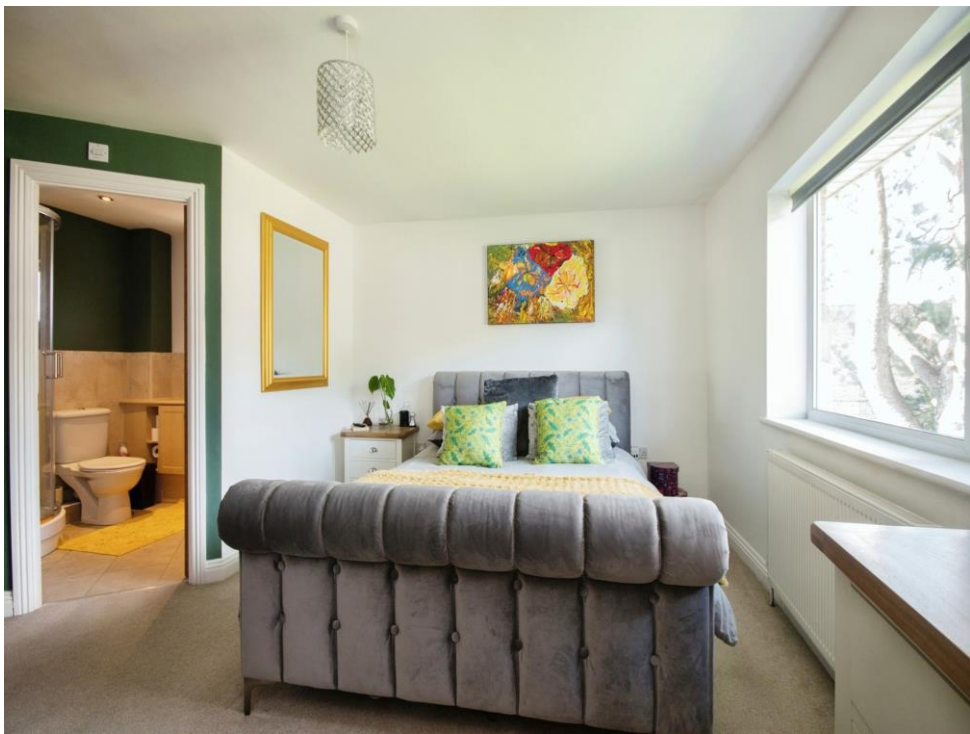
Family Bathroom

Fitted with a three-piece white suite comprising panel enclosed bath with single lever mixer tap. Pedestal wash hand basin with a single lever mixer tap and close coupled WC. Tiling to principle areas and ceramic tiled flooring.

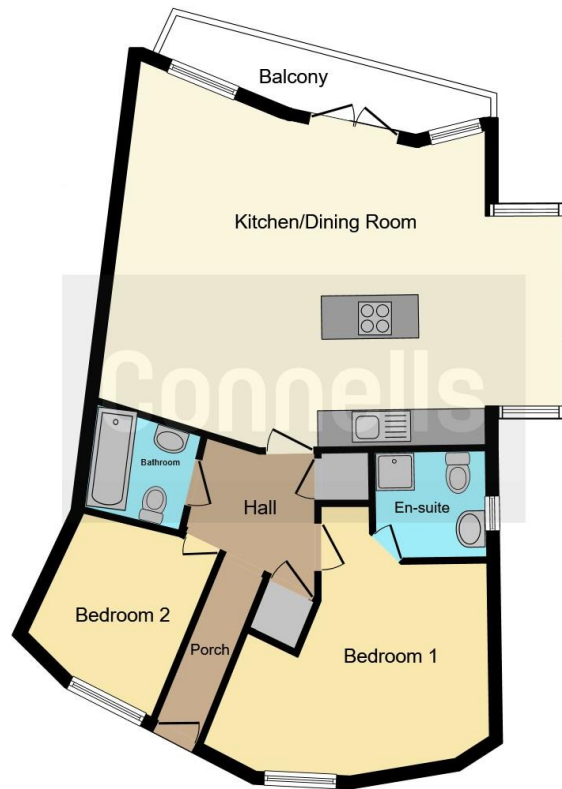
Outside

Communal grounds to the front of the property mainly laid to level lawn with inset shaped flower bed borders being well stocked with a variety of mature shrubs, plants and hedging. It is enclosed by timber fencing. Gate to give easy access to local shops and amenities. Allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN305894

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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