



Connells

Oakham Grange Manor Close
Ferndown

Oakham Grange Manor Close Ferndown BH22 9BD

for sale offers in excess of
£200,000



Property Description

Connells are very pleased to present this delightful two bedroom first floor apartment in Central Ferndown, within easy reach of all the local amenities including shops, cafe's, restaurants, library and Ferndown leisure centre and King George recreational ground.

This home benefits from a balcony accessed from the lounge/diner overlooking the communal gardens, with two double bedrooms and bathroom.

There is a garage in a separate block with parking.

Entrance Hall

Laminated effect flooring with doors to all rooms and storage cupboard.

Kitchen

10' 11" x 8' 4" (3.33m x 2.54m)

Tile effect floor with front aspect double glazed window, a range of wall and base units and part tiled walls, 1 1/2 sink with drainer and mixer tap, 4 ring gas hob with extractor fan and hood over and eye level oven, space for washing machine and microwave.

Lounge

15' 6" x 10' 2" (4.72m x 3.10m)

Carpeted with front aspect double glazed windows and door to balcony, TV point and radiator.



Bedroom 1

13' 8" x 10' 1" (4.17m x 3.07m)

Carpeted with rear aspect double glazed window and a range of built in wardrobes and draw units.

Bedroom 2

10' x 9' 1" (3.05m x 2.77m)

Carpeted with rear aspect double glazed window.

Toilet

Part tiled walls with frosted double glazed window and low level WC.

Bathroom

Fully tiled walls with frosted double glazed window, hand wahs basin with mixer tap and vanity unit below and panel bath with shower attachment.

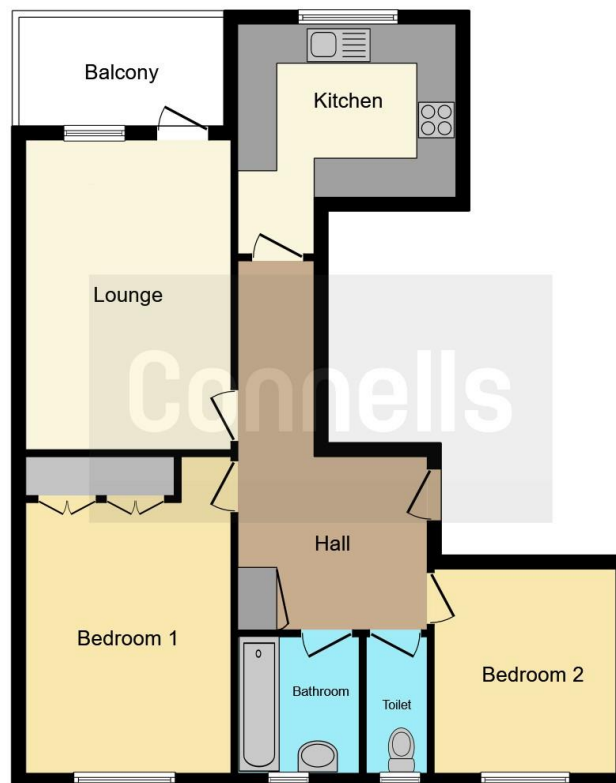
Garage

Single garage in a seprate block with up and over door.









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
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1774.00

Ground Rent:
 80.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306044

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2009. 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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