



Connells

Pegasus Lodge New Road
Ferndown



Property Description

Perfectly situated within walking distance to the centre of Ferndown, this well proportioned retirement apartment is offered in excellent order throughout and benefiting from two bedrooms, en suite and shower room, Viewing is highly recommended to appreciate this ground floor apartment.

Entrance Porch

Communal entrance with lounge and manager desk area.

Entrance Hall

Spacious entrance hall with doors to all rooms, 5 storage cupboards and emergency pull cord.

Lounge

17' 7" x 11' 7" (5.36m x 3.53m)

Carpeted with front aspect double glazed french doors to communal garden, TV and telephone point and feature fire place with electric fire and mantelpiece.

Kitchen

9' 7" x 7' 11" (2.92m x 2.41m)

Tiled effect flooring with front aspect double glazed window, a range of wall and base units, 1 1/2 stainless steel sink with mixer tap, 4 ring electric hob with extractor fan and hood over, eye level oven and microwave, integrated fridge freezer and space for a washing machine and dish washer.

Bedroom 1

16' 5" x 9' 5" (5.00m x 2.87m)

Carpeted with front aspect double glazed window, night storage heater and door to En suite.

En Suite

Side aspect frosted double glazed window with low level WC and hand wash basin within a vanity unit with a range of storage cupboards, shelves and vanity mirror with lights above, panel bath with shower over and heated towel rail.

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m)

Carpeted with front aspect double glazed window and night storage heater.

Currently being used as a dining room.

Bathroom

Low level WC and hand wash basin within a vanity unit with a range of storage cupboards, shelves and vanity mirror with lights above, walk in shower with glass sliding door and heated towel rail.

Parking

Residential parking space and additional visitor spaces.

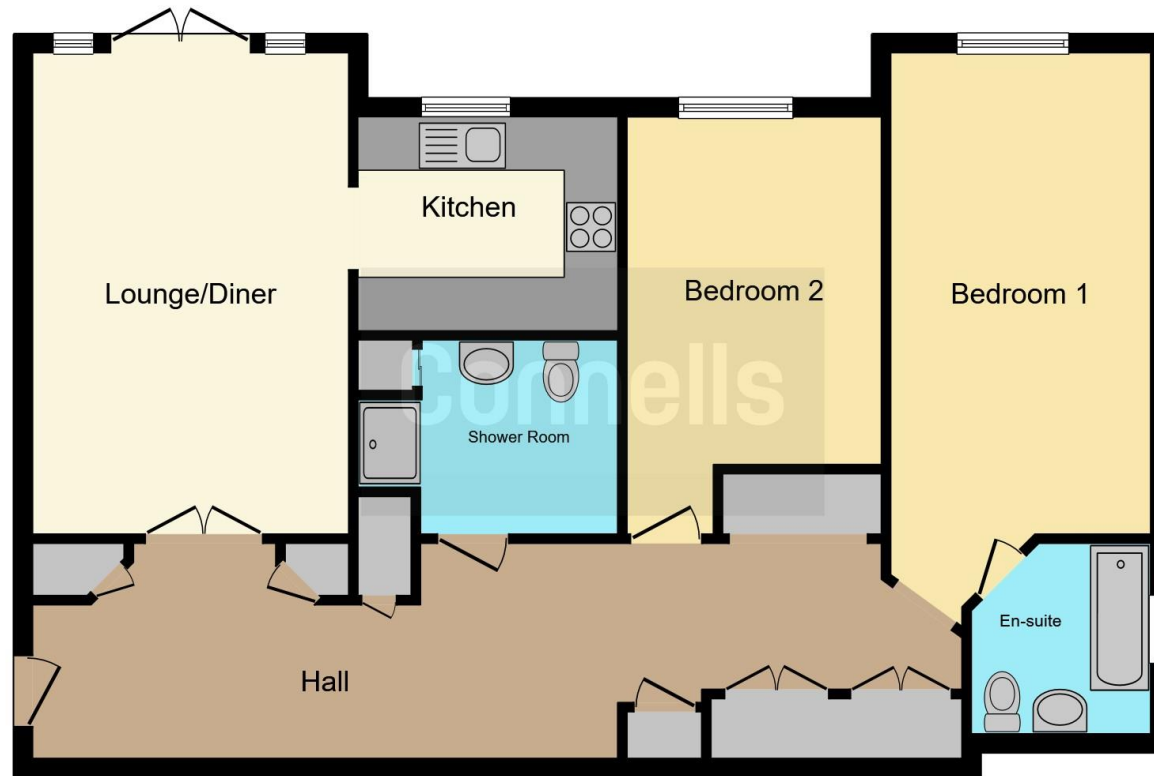
Outside

Communal gardens and entertaining area, residential parking space and additional visitors spaces based on first come first serve.









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

Council Tax
 Band: E

Service Charge:
 4250.00

Ground Rent:
 224.50

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306059

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2000. 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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