



**Connells**

Penn Court Station Road  
West Moors Ferndown



### Property Description

This two bedroom purpose built apartment is situated in the sought after location of West Moors.

The property boasts a spacious Lounge/Diner, separate kitchen and PRIVATE entrance.

The flat is located above the shops in West Moors, accessed by a communal staircase onto a large balcony area. There is parking at the front of the property, has gas central heating and double glazing throughout.

Viewing is highly recommended

### Lounge

16' 7" x 10' 1" ( 5.05m x 3.07m )

Carpeted with front aspect double glazed window, TV and telepoint point and radiator.

### Kitchen

12' 1" x 6' 8" ( 3.68m x 2.03m )

Part tiled walls with front aspect double glazed window, range of wall and base units with 4 ring gas hob with extrator fan and hood over and oven below, 1 1/2 sink with drainer and mixer tap, space for washing machine, undercounter fridge and dishwasher and wall mounted combi boiler.

## Hall

Storage cupboard with doors to all rooms.

## Bedroom 1

16' 7" x 9' 1" ( 5.05m x 2.77m )

Carpeted with front aspect double glazed window.

## Bedroom 2

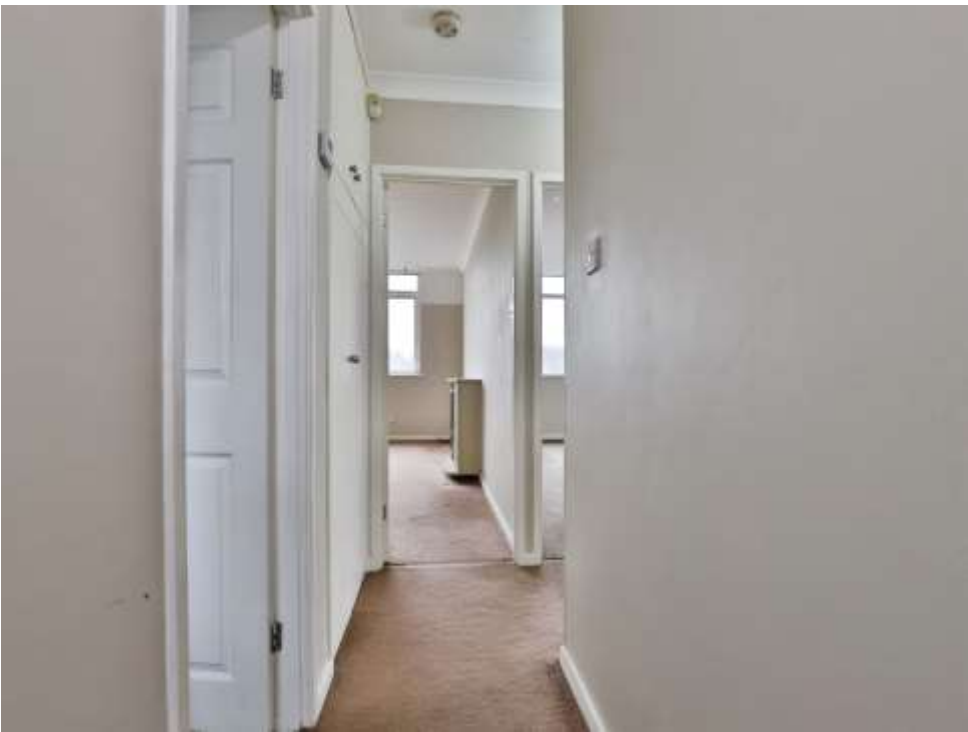
9' 1" x 8' 8" ( 2.77m x 2.64m )

Carpeted with side aspect double glazed window.

## Bathroom

Fully tiled walls with side aspect double glazed frosted window, hand wash basin, low level WC, panel bath with mixer tap and shower over and glass shower screen, wall mounted extractor and ladder radiator.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN306133](http://connells.co.uk/Property/FDN306133)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FDN306133 - 0006