



Connells

Lynitta Court Church Road
Ferndown



Property Description

Connells are very pleased to present this delightful ground floor apartment in Central Ferndown, close to local amenities such as doctors, supermarket, library and good transport links to Poole Bournemouth and Ringwood.

This home benefits from two bedroom a spacious kitchen and lounge, bathroom, balcony and a intercom telephone system, this property also benefits from off road parking and a garage with power and lighting.

Service charge includes, water, building insurance, garden maintenance, window cleaning and the electric that powers the garage.

Entrance Hall

21' 6" x 4' 1" (6.55m x 1.24m)

Carpeted with storage cupboard and doors to all rooms.

Lounge/Diner

18' x 11' (5.49m x 3.35m)

Carpeted with double glazed side aspect windows and doors to balcony, TV and telephone point and radiator.

Kitchen

16' 3" x 9' 7" max (4.95m x 2.92m max)

Wooden effect flooring and part tiled walls with side aspect double glazed window, a range of wall and base unit, stainless steel sink with mixer tap and drainer, space for cooker, washing machine and fridge freezer. Generous storage cupboard. TV point.

Bedroom 1

14' 3" x 10' 11" (4.34m x 3.33m)

Carpeted with side and rear aspect double glazed windows, built in wardrobes and radiator.

Bedroom 2

13' 7" x 11' 4" (4.14m x 3.45m)

Carpeted with double glazed side and rear aspect windows, built in wardrobe and radiator.

Bathroom

Tile effect flooring and fully tiled walls with double glazed side aspect frosted window, hand wash basin with vanity unit under and mirrored vanity wall mounted unit over, low level WC, panel bath with shower over and folding glass shower screen and separate shower cubical with glass sliding door.

Balcony

Sliding double glazed doors to Southerly facing balcony.

Garage

16' 9" x 8' 2" (5.11m x 2.49m)

Single garage with up and over door, power and light.









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

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306192

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1978. 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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