



Connells

Broomfield Court Apple Tree Grove
Ferndown



Property Description

introducing a beautifully renovated two bedroom first floor apartment that seamlessly blends modern comfort with stylish design. This spacious residence features two generously sized double bedrooms, each offering ample natural lighting and contemporary finishes.

The master bedroom boasts a private en suite bathroom, finished with modern fixtures and a sleek design. The second bedroom is equally spacious and is served by a well appointed main bathroom, ensuring convenience for residents and guests alike.

The lounge dining space is the heart of the home combining modern decor with a great entertaining space and comfortable lounge area. Link the large entertaining area with the newly fitted kitchen and you have an ideal set up for both those quiet evenings and hosting guests.

Additional features include recently updated combi boiler and fuse board, ample storage solutions, one allocated parking space as well as a single garage and visitor parking. As this is a first floor apartment it also benefits from loft space which can be used for extra storage. Situated in a prime location just half a mile from ferndown town centre where you will find local cafes, shops and links to public transport.

Entrance Hall

Entrance door, carpeted hall with radiator, two storage cupboards and loft access.

Lounge / Diner

20' 9" x 11' 4" (6.32m x 3.45m)

Carpeted room with dual aspect double glazed windows, two radiators and television point.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

High gloss, soft close wall and base units with wood effect worktop. Integrated eye level fan assisted oven, space for freestanding fridge/freezer, undercounter washing machine and tumble dryer, 4 ring gas hob inset into worktop with extractor hood over. Wood effect flooring and double glazed window to side aspect.

Bedroom 1

12' 4" x 10' 4" (3.76m x 3.15m)

Carpeted room with fitted double wardrobe, double glazed window to side aspect, radiator and door to en suite.

En Suite

Walk in shower cubicle with waterfall and handheld shower components. Low level WC and wash hand basin. Obscured double glazed window to side aspect.

Bedroom 2

10' 2" x 9' 8" (3.10m x 2.95m)

Carpeted room with double glazed window to side aspect.

Bathroom

Bath with mixer taps and handheld shower component. Wood effect flooring, low level WC, wash hand basin and ladder radiator.

Parking

Allocated parking space and visitor parking.

Garage

Garage in block.

Agents Note

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37 Victoria Road
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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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