



**Connells**

Wesley House Fairways  
Ferndown

# Wesley House Fairways Ferndown BH22 8BB

for sale offers in excess of  
**£250,000**



## Property Description

First floor apartment in Ferndown with views over Ferndown Golf Club. This home benefits from two good size bedrooms, 18ft lounge/diner with balcony, kitchen, bathroom and separate cloakroom. There is an allocated parking space and a garage in a separate block. The apartment comes with no chain.

### Entrance Hall

Carpeted with doors to all rooms and storage cupboard.

### Kitchen

12' 4" x 7' 8" ( 3.76m x 2.34m )

Tiled effect flooring with front aspect double glazed window, a range of wall and base units, 4 ring gas hob inset into worktop, oven below, stainless steel sink with drainer and space for fridge/freezer and washing machine.

### Lounge/Diner

18' x 12' 4" ( 5.49m x 3.76m )

Carpeted with rear aspect double glazed sliding doors to south facing balcony, TV and telephone point and radiator.

### Wc

Carpeted with front aspect frosted double glazed window, low level WC, hand wash basin with mirrored vanity cupboard over.



### **Bedroom 1**

14' 1" x 11' 1" ( 4.29m x 3.38m )

Carpeted with rear aspect double glazed window, a range of fitted wardrobes, over bed cupboards, dressing table and bedside tables and radiator.

### **Bedroom 2**

14' 1" x 9' 5" ( 4.29m x 2.87m )

Carpeted with rear aspect double glazed window, fitted wardrobes and radiator.

### **Bathroom**

Front aspect double glazed frosted window, fully tiled walls, low level WC, hand wash basin, panel bath with shower over and radiator.

### **Garage**

Single garage with up and over door and lighting.

### **Outside**

Well maintained communal gardens with a range of mature flowers and bushes.













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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN306126](http://connells.co.uk/Property/FDN306126)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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