



Connells

Wesley House Fairways
Ferndown

Wesley House Fairways Ferndown BH22 8BB

for sale offers in the region of
£245,000



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 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 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.









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: C

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online 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

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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