



Connells

Iona Court Albert Road
Ferndown



Property Description

Situated in the heart of Ferndown, this well-presented first-floor flat offers an ideal blend of comfort and convenience. Boasting two generously sized bedrooms and two modern bathrooms (including one en-suite), this property is perfect for professionals or downsizers seeking a central location with excellent amenities nearby.

The flat features a bright and airy living/dining room with large windows, a separate fitted kitchen, and ample storage throughout. The master bedroom benefits from built-in wardrobes and a private en-suite shower room, while the second bedroom is served by a well-appointed family bathroom.

Additional highlights include gas central heating, double glazing, and a private garage-ideal for secure parking or extra storage. The property is set within a well-maintained development with communal gardens and visitor parking.

Located within walking distance of Ferndown town centre, local shops, cafes, and transport links, this property offers both lifestyle and convenience.

Entrance Hall

Carpeted with doors to all rooms, intercom system, radiator and two storage cupboards.

Lounge/Diner

18' x 12' 8" (5.49m x 3.86m)

Carpeted with front and side aspect double glazed windows, TV and telephone point, feature electric fireplace with mantle, ceiling and wall lights and radiator.

Kitchen

11' 9" x 9' 3" (3.58m x 2.82m)

Front aspect double glazed window, a range of wall and base units and part tiled walls, 4 ring gas hob with extractor hood and fan over, electric oven, space for washing machine and fridge/freezer, stainless steel sink with drainer and mixer tap, wall mounted boiler and radiator.

Bedroom 1

14' x 11' 4" (4.27m x 3.45m)

Carpeted with front aspect double glazed window and radiator below, a range of fitted wardrobes and drawers and door to en suite.

En Suite

Fully tiled walls, low level WC, hand wash basin and walk in shower cubical with glass shower screen.

Bedroom 2

13' 7" x 9' 9" (4.14m x 2.97m)

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

Bathroom

Wooden effect flooring with low level WC, hand wash basin with mixer tap and wall mounted vanity mirror and shaving port, panel bath with mixer tap and shower over.

Garage

17' 9" x 9' (5.41m x 2.74m)

Single garage with up and over door, mains electric and lighting.

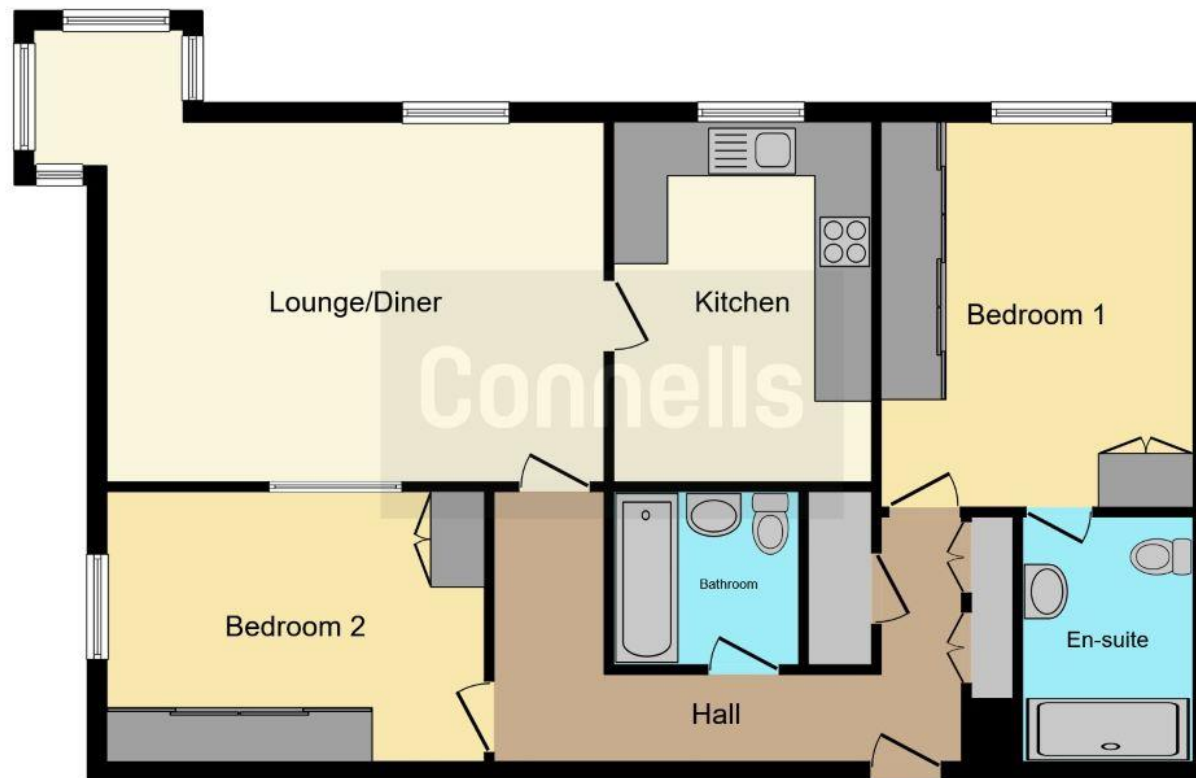
Outside

Communal gardens and bin area with parking on a first come first serve basis.









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

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37 Victoria Road
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1300.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306274

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: FDN306274 - 0006