



**Connells**

Dudsbury Manor House Dudsbury Road  
West Parley Ferndown



### Property Description

A delightful ground floor purpose built, one bedroom apartment situated on the prestigious Dudsbury Road in Ferndown. This flat is immaculately presented throughout benefiting from a private entrance, open plan living area with lounge and modern kitchen, modern bathroom and double bedroom with a built in wardrobe and door to garden. Outside there is an allocated parking space, gated patio area and communal gardens.

### Lounge

17' 9" x 11' 1" ( 5.41m x 3.38m )

Entering through the front door directly into the lounge with laminate grey flooring, front aspect double glazed window, TV point, radiator and storage cupboard.

### Kitchen

Laminate flooring with a range of wall and base units, tiled backslash, 1 and 1/2 sink, integrated eye level microwave, 4 ring electric hob with extractor fan and hood over, oven and integrated fridge/freezer.



### Bedroom

12' 3" x 11' 8" ( 3.73m x 3.56m )

Carpeted with rear aspect double glazed window and door to garden area, TV point, radiator, fitted wardrobe.

## Bathroom

Tile effect flooring, low level WC, hand wash basin with vanity unit below and light up mirror over, panel bath tiled with glass shower screen and waterfall shower head over and ladder radiator.

## Outside

Parking with front and rear access and gated patio area.









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](http://www.focalagent.com)

To view this property please contact Connells on

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37 Victoria Road  
FERNDOWN BH22 9HT

EPC Rating: C    Council Tax  
Band: A

Service Charge: 800.00    Ground Rent:  
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. 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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