

**Beautifully Presented 2-Bedroom, 2 Bathroom, Second Floor Flat in Lovely Grounds**

**Tenure: Share of Freehold      approx 84 sq meters (900 sq ft)**

**Flat 24 The Atrium, Whincroft Road,  
Ferndown, Dorset. BH22 9NS**

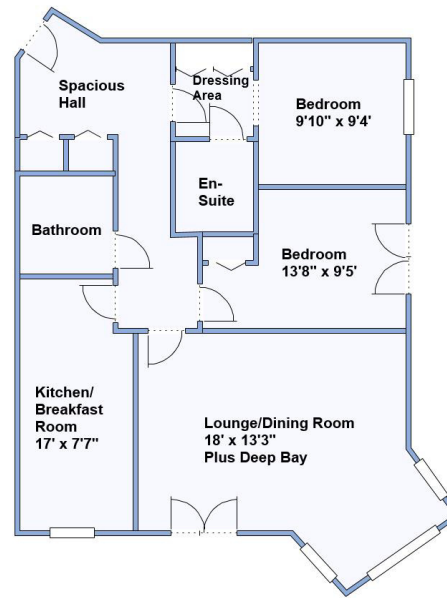
**Price £275,950**

- Spacious Entrance Hall
- Superb Kitchen/Breakfast Room
- Large Lounge/Dining Room
- 2 Good Bedrooms with Fitted Wardrobes
- En-Suite Shower Room
- Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Garage & Allocated Parking Bay
- Beautiful Communal Gardens
- Quality Gated Development
- Stunning Garden Atrium Entrance

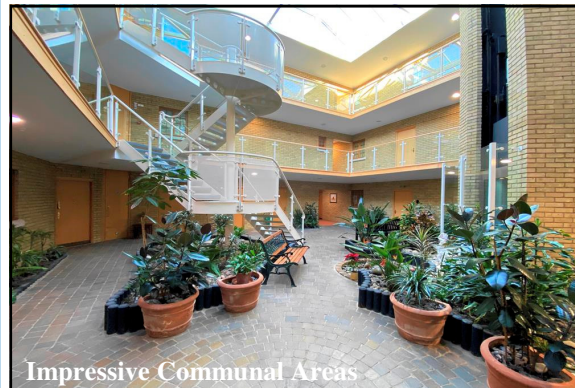
Beautifully Presented Quality Apartment in prestigious development centred around a stunning Garden Atrium with rain sensed glass roof, set in wonderful communal grounds approached via a secure gated entrance. The property offers well-planned accommodation including a 17 kitchen/breakfast room & an impressive lounge/dining room with a sunny aspect. Features include: Lift & Stairs to all floors, Security entry phone system, gas central heating & PVCu double-glazing. A particular feature of this property is a GARAGE & allocated Parking Bay.

**Accommodation and approximate room sizes:**

- **Spacious Hall:** Linen cupboard. Cloaks cupboard.
- **Kitchen/Breakfast Room:** Modern fitted kitchen having a good range of floor and wall cupboards. Built-in high level oven. Ceramic hob with cooker hood. Integrated fridge/freezer & space for washing machine. Cupboard housing Worcester combination gas boiler.
- **Lounge/Dining Room:** An impressive, spacious room with lots of natural light and a deep bay window with ample space for a dining suite. Double doors to Juliet Balcony.
- **Bedroom 1:** A bright sunny room with additional Dressing Area having built-in double wardrobe.
- **En-suite Shower Room:** Thermostatic shower. Wash basin & WC
- **Bedroom 2:** Built-in double wardrobe. Doors to Juliet Balcony
- **Bathroom:** Fully tiled. Panelled bath with thermostatic shower over. Wash basin & WC.
- **Gas Central Heating** (system untested) & **PVCu Double-Glazing.**
- **Lift to all floors & Security Entry Phone System**
- **Gated Entrance** leading to ample visitors parking area and access to **Beautiful Communal Gardens.**
- **GARAGE** (with electric door) **Plus allocated Parking Bay**
- **Share of Freehold—999 year lease from 2000**
- **Service Charge: approx £589 per quarter**
- **Council Tax Band ‘D’**
- **Energy Rating ‘C’**



This drawing has been prepared for diagrammatic purpose only. Not to scale.



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04707