



**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.

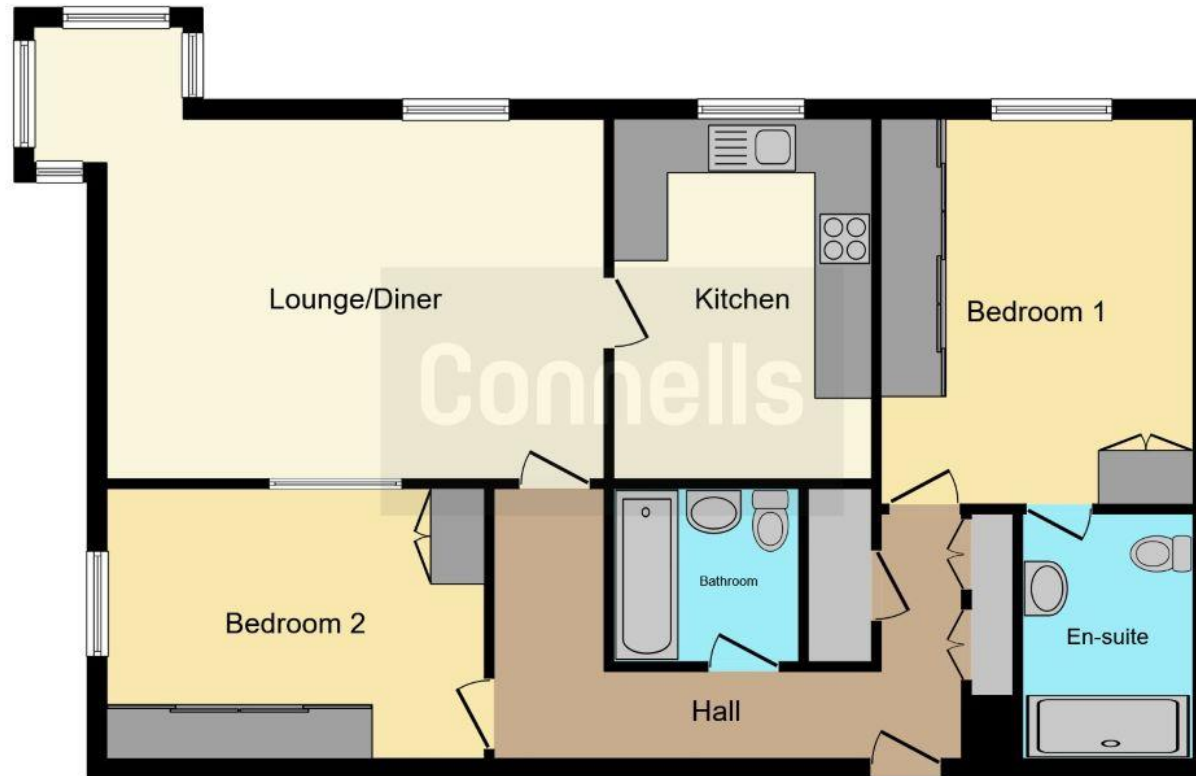
### **Outside**

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









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37 Victoria Road  
 FERNDOWN BH22 9HT

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](http://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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