

Flat 3b, Heathlands Lodge 6-8 West Moors Road, Ferndown

Offers in Region of **£235,000**



Flat 3b

Heathlands Lodge 6-8 West Moors Road, Ferndown

Ground-floor 2-bedroom apartment with garden access, en-suite, separate bathroom and allocated parking in a gated development. Vendor-funded lease extension to 125 years.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground-Floor Apartment: A well-presented two-bedroom apartment offering convenient ground-floor living within Heathlands Lodge.
- Gated Development: Situated within an established residential development with a gated entrance.
- Lounge with Garden Access: A spacious reception room with doors opening directly onto the garden, providing a useful connection between the living space and outside.
- Modern Fitted Kitchen: A separate kitchen fitted with a modern range of units and built-in appliances.
- Two Double Bedrooms: Both bedrooms offer good proportions, providing comfortable accommodation and flexibility.
- En-Suite to Principal Bedroom: The main bedroom benefits from its own private en-suite shower room.
- Separate Main Bathroom: A modern family bathroom fitted with a bath and shower over.
- Allocated Parking: The property benefits from its own allocated parking space within the development.
- Gas Central Heating & Double Glazing: Gas central heating and double glazing throughout, with an EPC rating of C.
- Vendor-Funded Lease Extension: The vendor will arrange and pay for the existing lease to be extended to 125 years. Council Tax Band C.







GARDEN

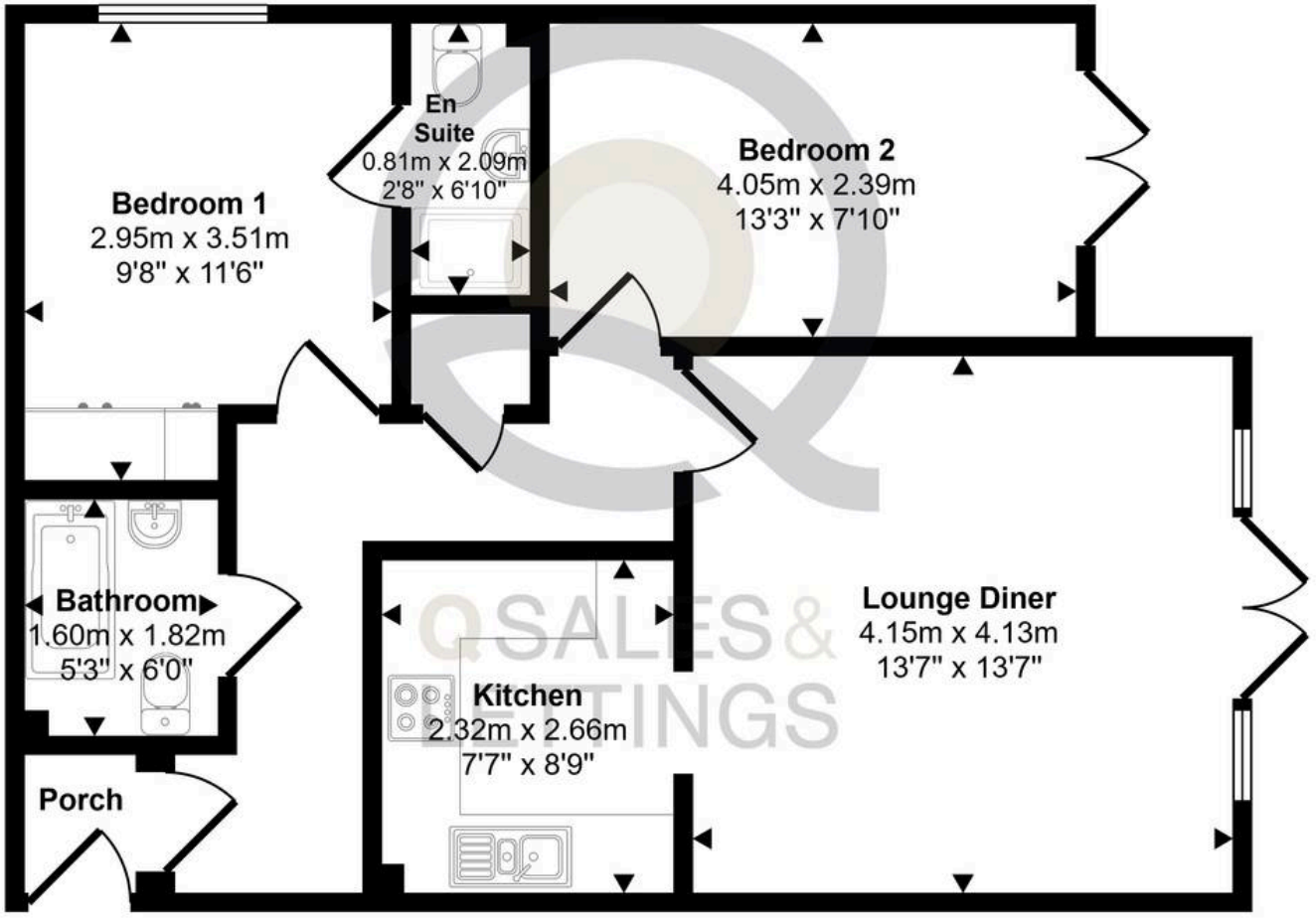
Rear patio access via the lounge as well as bedroom One.

ALLOCATED PARKING

1 Parking Space

Allocated off-road parking, as well as visitor parking. Behind electric gates.

Approx Gross Internal Area
59 sq m / 639 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.