

Woodhouse Court,
Verwood, BH31 7AL



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £200,000

Located on the first floor of a contemporary purpose built development close to the center of Verwood is this beautifully presented two double bedroom apartment. Offering bright and modern accommodation throughout, the property benefits from a spacious open plan living kitchen, living and dining area, two double bedrooms with built-in wardrobes and an en-suite to the principal bedroom. Further advantages include generous storage within the hallway and a stylish bathroom. This attractive apartment would make an ideal first time purchase, investment opportunity or low maintenance home and is available to view upon request.

 1  2  2  Allocated & Visitor

- Two Double Bedrooms
- Open Plan Kitchen, Living, Dining Room
- Allocated Parking and Visitor Spaces
- Ideal First Time Buy or Investment Opportunity
- Contemporary Ensuite to Bedroom One
- Modern Décor and Bright Aspects with Floor To Ceiling Windows
- Lift Access
- Short Walk to Open Forest and Local Park
- Leasehold – 110 Years Remaining

Entrance

The property is accessed via a well presented communal entrance with stairs or a lift leading to the first floor where a private front door opens into a spacious hallway. The hallway features two useful storage cupboards, one housing the boiler with additional space for shoes, while the second cupboard accommodates the washing / drying machine and with further shelving for storage.

Open Plan Kitchen/Living/Dining

The bright and well-proportioned open plan living area is flooded with natural light via floor to ceiling double glazed windows. Offering ample space for both lounge

and a dining table chairs. Seamlessly linked to the kitchen this contemporary space provides an ideal space for relaxing or entertaining. The modern kitchen is fitted with shaker style white base and eye level units complemented by contrasting marble work surfaces. Appliances include a four ring gas hob with extractor fan above, integrated oven, stainless steel sink and drainage board with mirrored splashback, built in dishwasher and fridge freezer.

Bedroom 1

The principal bedroom enjoys a bright front aspect via impressive floor to ceiling windows fitted with roller blinds. Finished with neutral décor, this spacious room

benefits from built-in wardrobes and a contemporary en-suite shower room comprising a walk-in shower, wash hand basin, low level WC, mirror, chrome ladder style towel rail and shaving point.

Bedroom 2

Bedroom two also benefits from high specification floor to ceiling windows providing excellent natural light, along with built-in wardrobes and space for additional freestanding furniture.

Bathroom

The bathroom is fitted with tiled flooring and comprises a panelled bath with shower screen, wash hand basin, low level WC and chrome towel rail. A wall mounted mirror, shaving point and a full

height storage cupboard complete the room.

External Areas

Located to the rear of the building is the communal car park with allocated parking and additional visitor spaces.

Location

Located in Dorset the popular town of Verwood is surrounded by woods and heath land and is within easy reach of the stunning sandy beaches on the south coast. At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. Morrison's Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco, Lidl and

Sainsbury's. With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skate park. Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.

Important Information

Tenure: Leasehold

EPC Rating: C

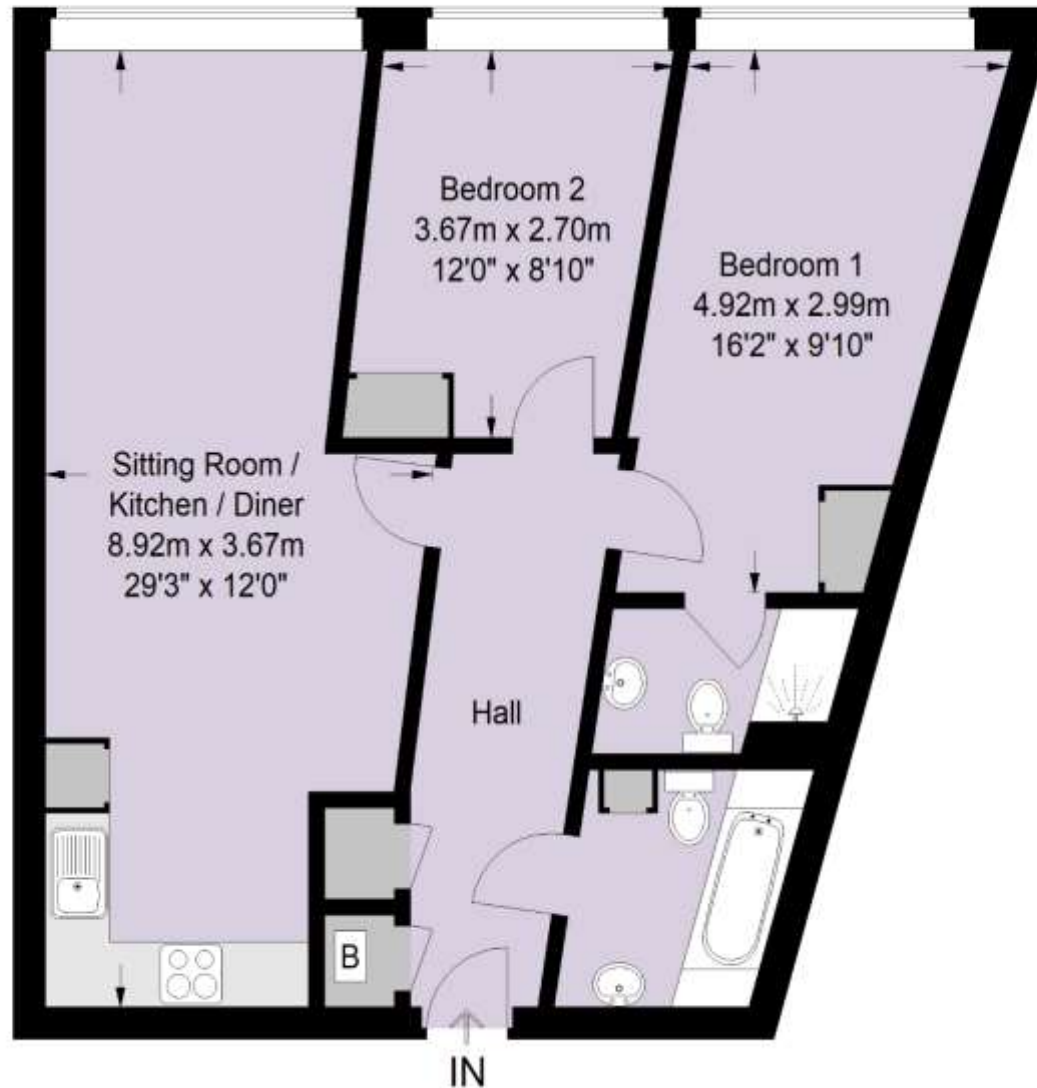
Service Charge: £1388

Ground Rent: £150



Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01425 561227
Ringwood@meyersstates.com
www.meyersstates.com

Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

