



Well Presented 2-Bedroom, 2 Bathroom, First Floor Flat in Lovely Grounds

Tenure: Share of Freehold approx 80.5 sq meters (861 sq ft) Balcony Parking Space & GARAGE

**Flat 16 The Atrium, Whincroft Close,
Ferndown, Dorset. BH22 9NS**

Price £230,000

- Spacious Entrance Hall
- Spacious Kitchen/Breakfast Room
- Lounge/Dining Room leading to BALCONY
- 2 Good Bedrooms
- En-Suite Shower Room
- Shower Room

- Gas Central Heating
- PVCu Double-Glazing
- Garage & Allocated Parking Bay
- Beautiful Communal Gardens
- Quality Gated Development
- Stunning Garden Atrium Entrance

Well 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 kitchen/breakfast room & a spacious lounge/dining room with a sunny aspect & private balcony. 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 & Parking Bay.

Accommodation and approximate room sizes:

- **Spacious Hall:** Linen cupboard. Cloaks cupboard. Boiler cupboard.
- **Kitchen/Breakfast Room:** Fitted kitchen having a good range of floor and wall cupboards. Built-in double oven, Ceramic hob with cooker hood. Integrated fridge/freezer & space for washing machine.
- **Lounge/Dining Room:** A bright, sunny room with feature fireplace and double door to SPACIOUS BALCONY.
- **Bedroom 1:** Generous double bedroom with a range of fitted wardrobes.
- **En-suite Shower Room:** Thermostatic shower. Wash basin & WC. Chrome heated towel rail.
- **Bedroom 2:** Range of fitted wardrobes & useful 'foldaway bed' plus matching desk unit.
- **Shower Room:** Large walk-in shower thermostatic shower valve. Wash basin & WC. Chrome heated towel rail.
- **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 £600 per quarter
- **Council Tax Band 'D'**
- **Energy Rating 'C'**



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 W05321



Main Entrance Porch



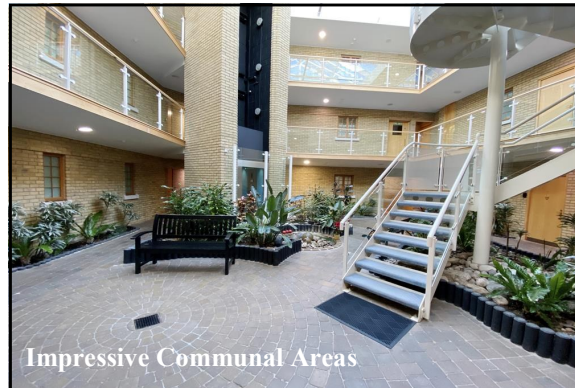
Kitchen/Breakfast Room



Gated Development



Lounge/Dining Room



Impressive Communal Areas

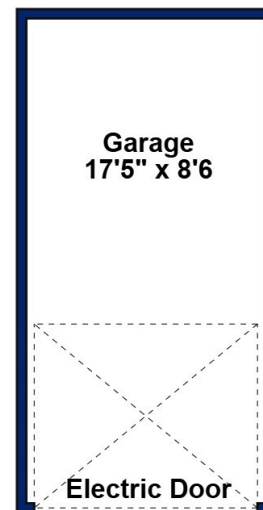
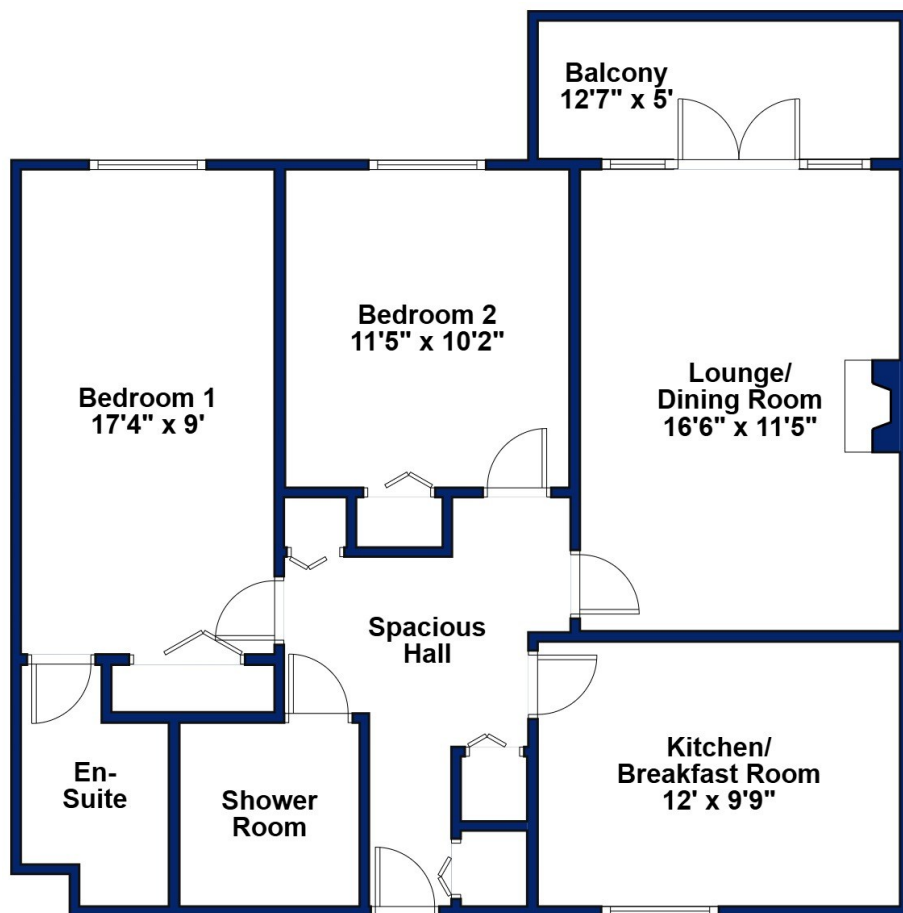


Garage Plus Parking Bay



Large Communal Gardens

No Chain!



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

