



Ground Floor Character Flat in Convenient Location

Tenure: Leasehold: approx 116 years remaining

Approx 32 sq meters (344 sq ft)

'Open-Plan' Living Space

Allocated Parking Bay

Flat 1, 32 Church Road,
Ferndown, Dorset. BH22 9EU

Price £165,000

- Communal entrance with Security Entry Phone
- 'Open-Plan' Living Space
- Fitted Kitchen with integrated appliances
- Double Bedroom
- Modern Shower Room
- Impressive Communal Gardens
- Allocated Parking Bay
- Viewing recommended!

Well presented Ground-Floor Character 1-Bedroom Flat situated in the heart of Ferndown Town Centre, with a host of amenities close to hand together with café's, The Barrington Centre, Doctor's & Dentist's and bus services to surrounding areas including Bournemouth & Poole. This particular Flat is at the front of the block with a spacious 'Open-Plan' Living Space with a wide feature bay window. Internal viewing is recommended!

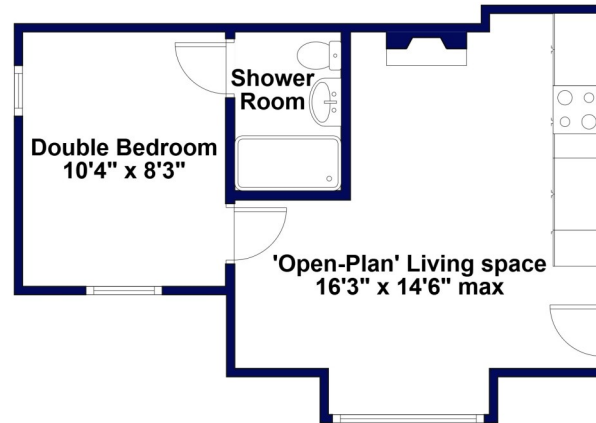
Accommodation and approximate room sizes:

- 'Open-Plan' Living Space: A bright, spacious room which easily accommodates lounge & dining furniture, having a feature fireplace & wide bay window.
- Kitchen: Modern fitted kitchen with oak worktops & a range of wall and floor cupboards. Built-in oven & hob. Integrated fridge & washing machine.
- Double Bedroom: Double bedroom with ample space for wardrobes.
- Shower Room: Large shower cubicle with electric shower unit. Vanity wash basin & WC. Chrome heated towel rail. LED lighting.
- Electric Heating & PVCu Double-Glazing
- Allocated Parking Bay
- Delightful Communal Gardens at the rear of the block.
- Service Charge: approx £1829.40 per year including contribution to Reserve Fund.
- Building Insurance: approx £476.72 per year.
- Ground Rent: approx £150 per annum
- Leasehold: 125 years from 2018
- Council Tax Band: 'A'
- Energy Rating: 'E'



Communal Garden

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 W05300



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



Double Bedroom



Shower Room



Fitted Kitchen



'Open-Plan' Living Space



Bay Window