



**Connells**

Osborne Place Princes Road  
Ferndown



## Property Description

Ideally located in the heart of Ferndown, just a short distance from a wide range of local shops, amenities and transport links, this modern two-bedroom apartment offers well-balanced accommodation with bright, contemporary interiors throughout.

The apartment opens into a welcoming hallway providing access to all principal rooms. The spacious lounge/diner forms the main living space and is flooded with natural light from the triple aspect windows and beautiful tree top views, creating a bright and airy environment ideal for both relaxing and entertaining.

There is ample room for a comfortable seating area as well as a dining table, making this a versatile and sociable space.

The modern fitted kitchen is well appointed with sleek units, complementary work surfaces and space for essential appliances, offering both practicality and style for everyday living.

There are two bedrooms, including a generous main bedroom featuring built-in wardrobes, providing excellent storage. The second bedroom is well proportioned and suitable for guests or a home office.

The bathroom is fitted with a modern white suite and includes a full-sized bath with shower over and glass shower screen, offering both comfort and functionality.

Externally, residents benefit from access to well-maintained communal gardens, providing pleasant outdoor space to enjoy, as well as an allocated parking space, ensuring convenient off-road secure parking accessed via electronic gates.

### Entrance Hall

Carpeted entrance hall with radiator, spacious storage cupboard with combi boiler and intercom entrance system.

### Lounge/Diner

Carpeted with triple aspect double glazed windows (2 floor to ceiling), TV and telephone point, 2 radiators and ample space for a dining table.

## Kitchen

Rear aspect double glazed window, a range of wall and base units with part tiled walls, 4 ring gas hob with extractor fan over and oven below, stainless steel 1 1/2 sink with mixer tap, under cupboard lighting, integrated dishwasher, fridge/freezer and space for a washing machine.

## Bedroom 1

Carpeted with front aspect double glazed window, built in double wardrobes and radiator.

## Bedroom 2

Carpeted with front aspect double glazed window and radiator.

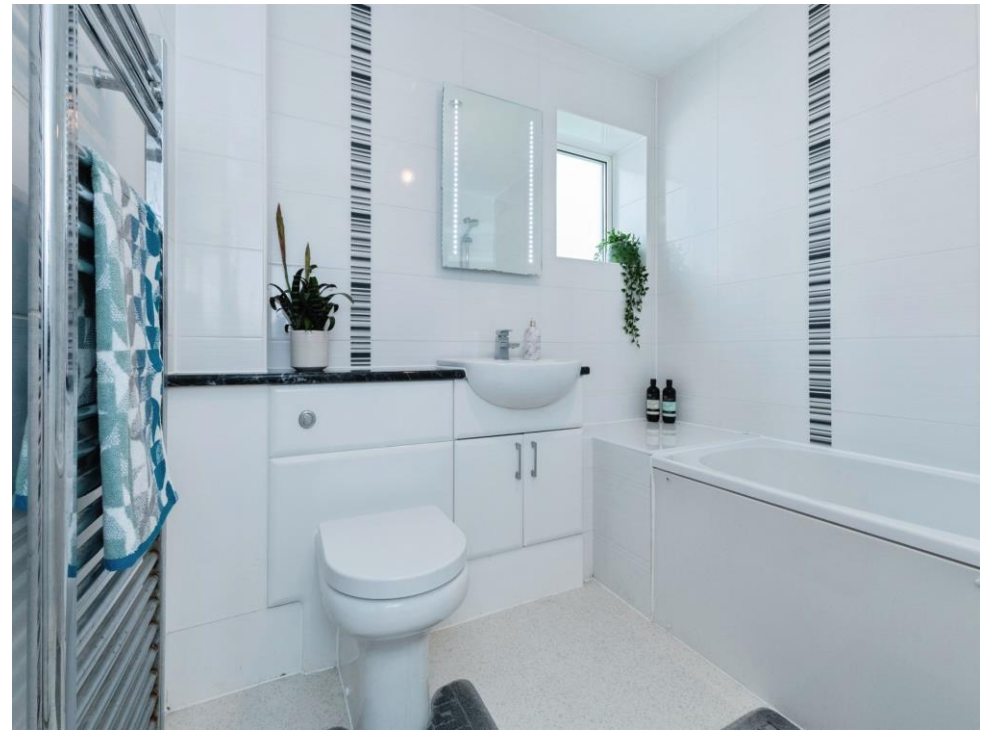
## Bathroom

Side aspect double glazed window, fully tiled walls, low level WC, hand wash basin with mixer tap, vanity unit below and vanity mirror above with integrated lights, panel bath with mixer tap, glass shower screen and ladder radiator.

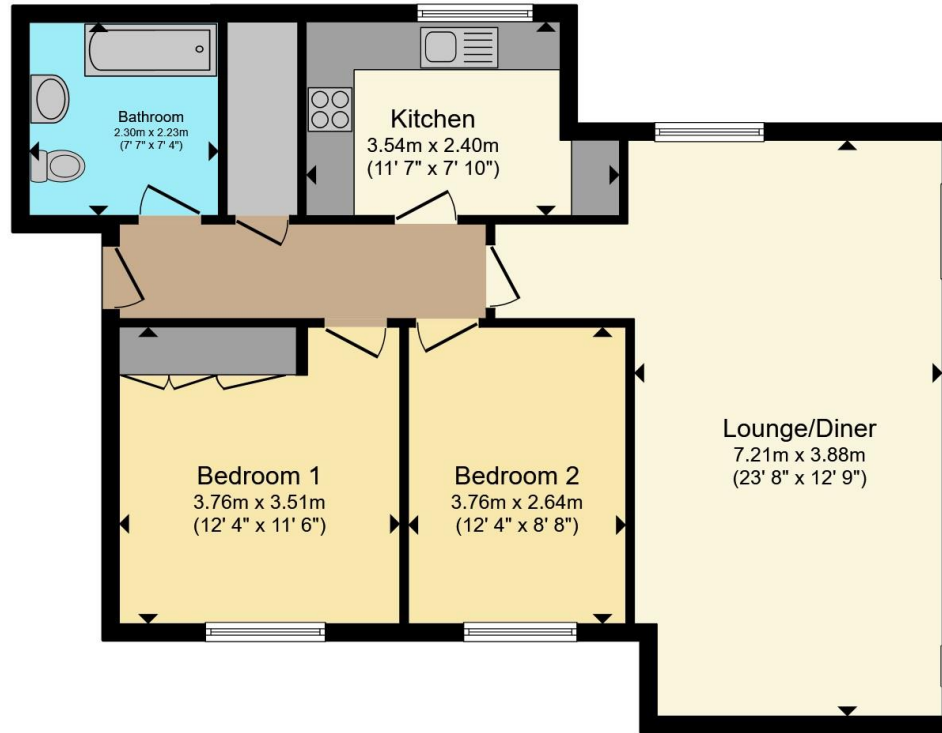
## Outside

Access to secure communal gardens and allocated parking space via electronically operated gates.









Total floor area 77.2 m<sup>2</sup> (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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37 Victoria Road  
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EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 2637.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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