



Ground Floor 'GARDEN' Flat in Convenient Location

Tenure: Leasehold: approx 117 years remaining

Approx 47 sq meters (505 sq ft)

OWN PRIVATE GARDEN

Allocated Parking Bay

Flat 3, 32 Church Road,
Ferndown, Dorset. BH22 9EU

Price £199,950

- Communal entrance with Security Entry Phone
- Spacious Lounge/Dining Room with door to garden
- Fitted Kitchen with external window
- Double Bedroom with door to garden
- Quality Bathroom
- Enclosed Private Garden with side access
- Allocated Parking Bay
- Gas Central Heating & PVCu Double-Glazing

Beautifully presented Ground-Floor 'GARDEN' 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 one of only two flats in the block with their OWN PRIVATE GARDEN. Internal viewing is essential to appreciate the generous room dimensions and layout.

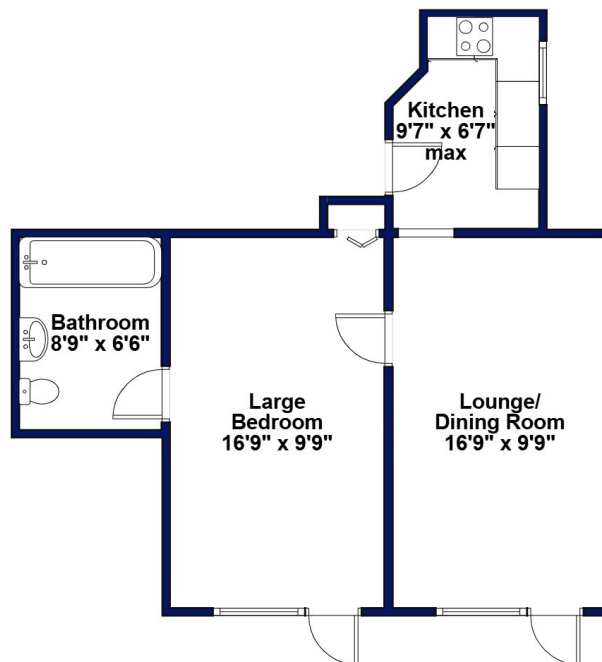
Accommodation and approximate room sizes:

- **Lounge/Dining Room:** A spacious room which easily accommodates lounge & dining furniture. Door to garden.
- **Kitchen:** Modern fitted kitchen with laminate worktops & a good range of wall and floor cupboards. Built-in oven, hob & cooker hood. Space for washing machine & fridge/freezer. LED lighting.
- **Double Bedroom:** Generous double bedroom with ample space for wardrobes. Door to garden.
- **Bathroom:** Good-sized bathroom with modern suite comprising panelled bath having a curved shower screen & tiled surround. Pedestal wash basin & WC. Edwardian style chrome heated towel rail/radiator.
- **Gas Central Heating & PVCu Double-Glazing**
- **Allocated Parking Bay**
- **Private Garden:** Patio Area leading to lawn with an area of decking for the late evening sun. Tall, close boarded fencing & side gate.
- **Delightful Communal Gardens**
- **Service Charge:** approx £2057.85 per year including contribution to Reserve Fund.
- **Building Insurance:** approx £476.72 per year.
- **Ground Rent:** approx £250 per annum
- **Leasehold:** 125 years from 2018
- **Council Tax Band:** 'A'
- **Energy Rating:** 'C'



Convenient Location

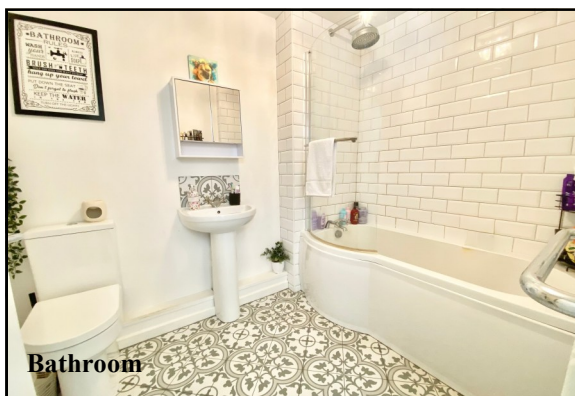
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05299



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



Large Double Bedroom



Bathroom



Fitted Kitchen



Lounge/Dining Room



Private Garden

