



Moorhaven, Princes Road
Ferndown, Dorset, BH22 9JG

LEASEHOLD (Share of Freehold) GUIDE PRICE £275,000

“A ground floor town centre garden apartment with its own patio, a share of the freehold and garage”

This conveniently located and generous sized two double bedroom, two shower room ground floor garden apartment has its own private patio, a single garage and a share of the freehold. 'Moorhaven' is a small, purpose built block of spacious apartments, situated in a convenient town centre location

This light and spacious ground floor garden apartment has undergone a number of improvements and now comes to the market offered with no onward chain.

- **Generous sized two double bedroom ground floor garden apartment with a share of the freehold**
- 17ft **Entrance hall** with storage cupboards
- 20ft **Lounge/dining room** with French doors leading out to the patio
- 11ft **Patio** enclosed by wrought iron railings, with steps leading down to the communal gardens, electrically operated sun canopy
- **Kitchen/breakfast room** incorporating roll-top work surfaces, a good range of base and wall units, stainless steel sink unit and drainer, recess for a cooker, recess and plumbing for a dishwasher and washing machine, space for a fridge/freezer, cupboard housing a wall-mounted gas-fired boiler, space for a breakfast table and chairs and a window overlooking the communal gardens
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes and drawer storage
- **Dressing area** with additional fitted wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Single garage** located in a nearby block
- All residents have use of the **communal gardens**
- **Further benefits** include Entryphone intercoms system, double glazing, a gas-fired heating system and then property now comes to the market offered with **no onward chain**

The property is conveniently located in the heart of Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: Approximately 200 years remaining

Maintenance: Currently approximately £670 every 6 months

Ground Rent: None

COUNCIL TAX BAND: D

EPC RATING: C

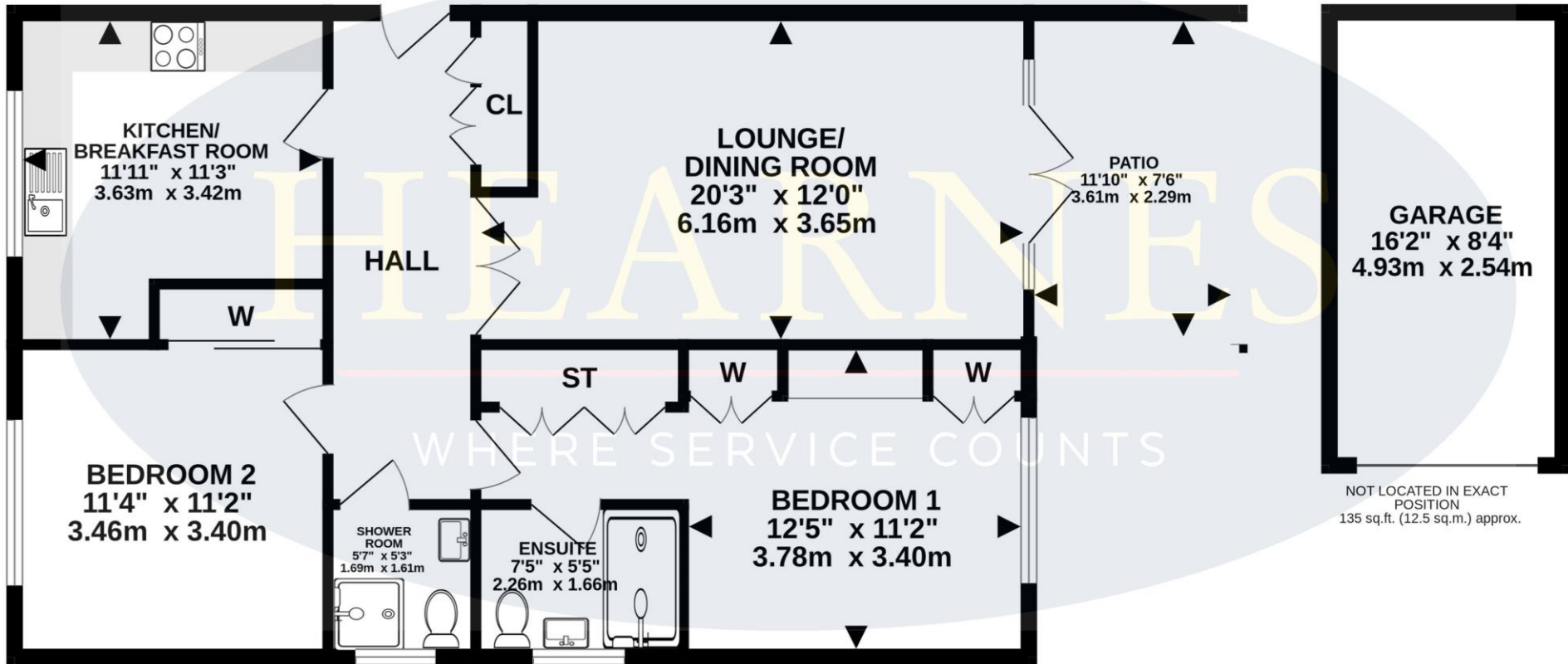


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TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.

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