

# Flat, The Atrium

Whincroft Close, Ferndown BH22 9NS





***“Simply stunning three bedroom luxury apartment with share of freehold set in landscaped grounds with two balconies, garage and secure parking”***

**SHARE OF FREEHOLD PRICE £310,000**

“The Atrium”, as the name suggests, is a modern purpose built block, built in 2000, around an impressive Atrium Communal entrance nestled in mature landscaped gardens within walking distance of a Sainsburys superstore, convenient access of the A31 commuter routes and less than one mile from Ferndown town centre on a regular bus route.

The stylish first floor apartment is accessed through initial security gates to the grounds and then via a security entry video phone to the communal hall and returning staircase and lift to all floors, beneath a vaulted glass ceiling.

The accommodation comprises three bedrooms served by an ensuite and main wet/shower room, bedroom two has a superb private balcony whilst the spacious open plan lounge/dining room also has a balcony providing views across the grounds at the rear, together with a comprehensive fitted kitchen.

Other benefits include double glazing, electric heating to radiators, secure electronic gated entrance to the grounds, a private garage, allocated parking, visitor parking and extensive well maintained landscaped communal grounds providing seclusion and security.

- **Entrance lobby** – The Atrium has a glass roof, stairs and lift to all floors and security entrance phone
- **Entrance hall** – cupboard housing immersion tank, additional storage cupboard
- **Kitchen** comprising – a range of base and wall mounted units with adjoining worktops, integrated oven and inset hob
- **Lounge/dining room** – double glazed windows and double doors to the Southerly aspect balcony
- **Bedroom one** – dual aspect double glazed windows
- **Ensuite shower room**
- **Bedroom two** – double glazed doors to an impressive balcony
- **Bedroom three** – double glazed window with built-in wardrobe
- **Shower room** – wet room with open shower section

**Tenure – Share of Freehold** - on a 999 year lease from 2000

**Maintenance** - £2,409.88 per annum

**Ground Rent** – N/A

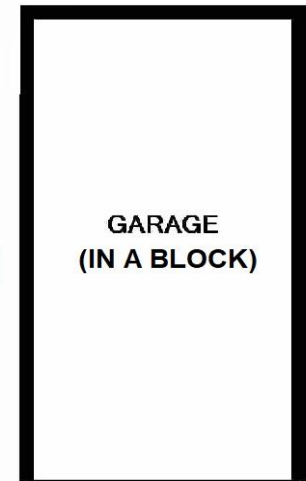
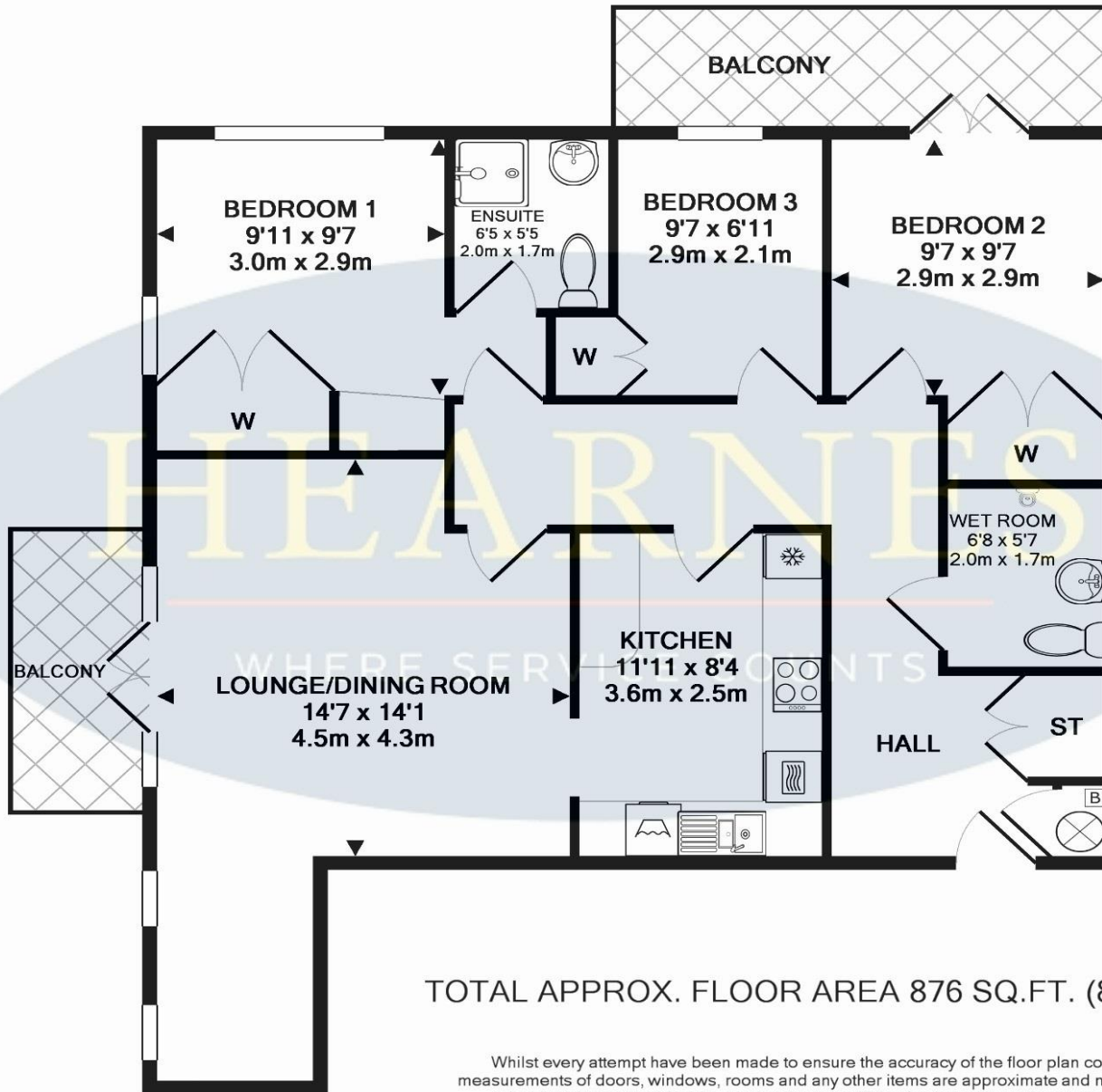
**No Pets**

**COUNCIL TAX BAND: E**

**EPC RATING: C**







NOT LOCATED IN EXACT POSITION

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.3 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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## Outside

- The flat is accessed via a security entry phone through a secure communal lobby and entrance hall with lift and stairs to all floors
- Garage privately owned in a block with up and over door and lighting
- Communal gardens – Impressive landscaped gardens with mature backdrop and vast expanse of lawn to the rear
- Allocated parking and visitor parking, across a wide expanse of driveway



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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