



HEARNES

WHERE SERVICE COUNTS

**The Atrium, Whincroft Close
Ferndown, Dorset, BH22 9NS**

LEASEHOLD (Share of Freehold)

PRICE OIEO £265,000

“A recently modernised ground floor apartment with two allocated parking spaces”

This immaculately presented and recently modernised two bedroom, one bathroom, one shower room ground floor apartment with two allocated parking spaces and use of immaculately kept communal gardens.

The current owners have managed to create a light, spacious and stylish ground floor apartment which has been finished to an extremely high standard and has the added benefit of two allocated parking spaces.

- **A modern sized two bedroom ground floor apartment with two allocated parking spaces**
- **Communal entrance hall**
- **18ft Private entrance hall**
- Double **utility cupboard** with space and plumbing for a washing machine and a shoe/coat cupboard
- **21ft Triple aspect lounge/dining room** with contemporary feature fireplace
- **Kitchen area** beautifully finished with extensive slimline worktops, attractive tiled splashbacks, a good range of base and wall units and an excellent range of integrated appliances to include oven, grill, hob and extractor, fridge/freezer and dishwasher, with tiled floor
- **Bedroom one** is a generous sized double bedroom
- **En-suite shower room** beautifully finished to incorporate a large walk-in shower area with an oversized chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Bedroom two** is a good sized single bedroom with a fitted wardrobe and cupboard housing a wall- mounted gas fired boiler
- **Family bathroom** beautifully finished and refitted in a stylish white suite to incorporate a freestanding contemporary bath with mixer taps, contemporary wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- The property is conveyed with **two allocated parking spaces**
- All residents have the use of **beautifully kept communal gardens**

The Atrium is located less than 1 mile from Ferndown's town centre with its array of shops, restaurants, cafes, leisure and recreational facilities. The nearest bus stop is approximately 50 metres away.

Lease: Approx. 974 years remaining

Maintenance: £570 per quarter to include maintenance of the grounds and building

Ground Rent: None

COUNCIL TAX BAND: D

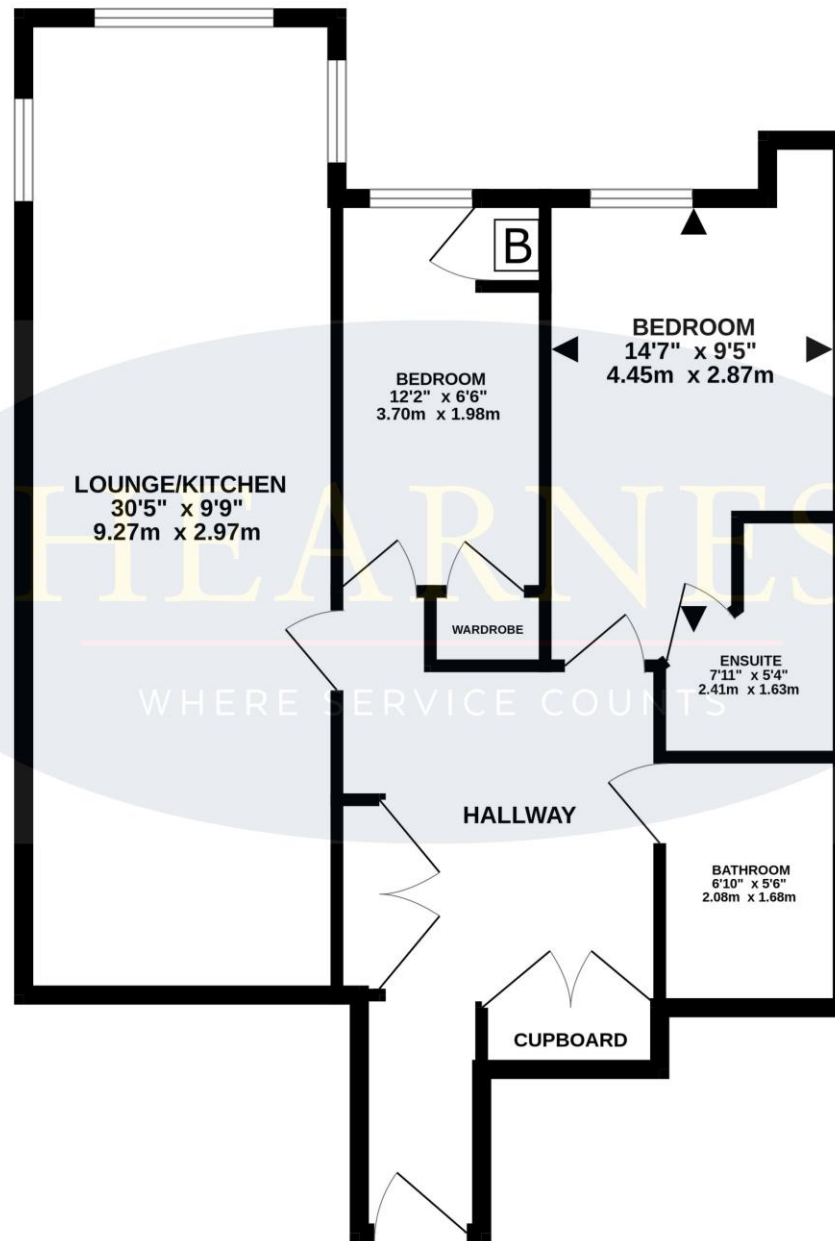
EPC RATING:



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TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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