



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

LEASEHOLD (Share of Freehold)

PRICE £240,000

“Two bedroom apartment with no forward chain, impressive Atrium entrance and private, mature grounds”

A first floor two bedroom one bathroom, one en-suite apartment, with no forward chain, set in a unique purpose built block with impressive Atrium entrance, two allocated parking spaces, balcony and extensive private mature gardens.

The Atrium was constructed in 2001 and is set in park like grounds close to bus stops and shops. There is a wonderful central communal atrium entrance, with a lift servicing all floors and an ornamental water feature.

- **Entrance hallway** – incorporating storage cupboards
- **Kitchen** - incorporating a range of units, AEG double oven, Bosch four ring induction hob with overhead extractor, integrated fridge/freezer, plumbing and power for washing machine, space and power for additional appliance, window to the front aspect, fully tiled walls and flooring.
- **Lounge/Dining Room** - spacious lounge/dining room benefitting from a fireplace with a wooden surround and marble hearth creating an attractive focal point, window to the side elevation and patio door which gives access to the balcony
- **Balcony** - generous size balcony enjoying views over the communal gardens to the side aspect
- **Bedroom one** - is a spacious double bedroom with a built in double wardrobe, window to the side elevation and a sliding door leading through to an en-suite.
- **En-suite shower room** - incorporating a double shower cubicle, wash hand basin, WC, heated ladder towel rail, fully tiled walls and flooring.
- **Bedroom two** - also includes a built in wardrobe, and window to the side elevation.
- **Family bathroom** - bath with overhead shower, wash hand basin, WC, heated ladder towel rail, window to the front aspect, fully tiled walls and flooring
- **Further benefits** include gas fired central heating, double glazing, electric gates and a security entry phone system.

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 if approximately 50 metres away.

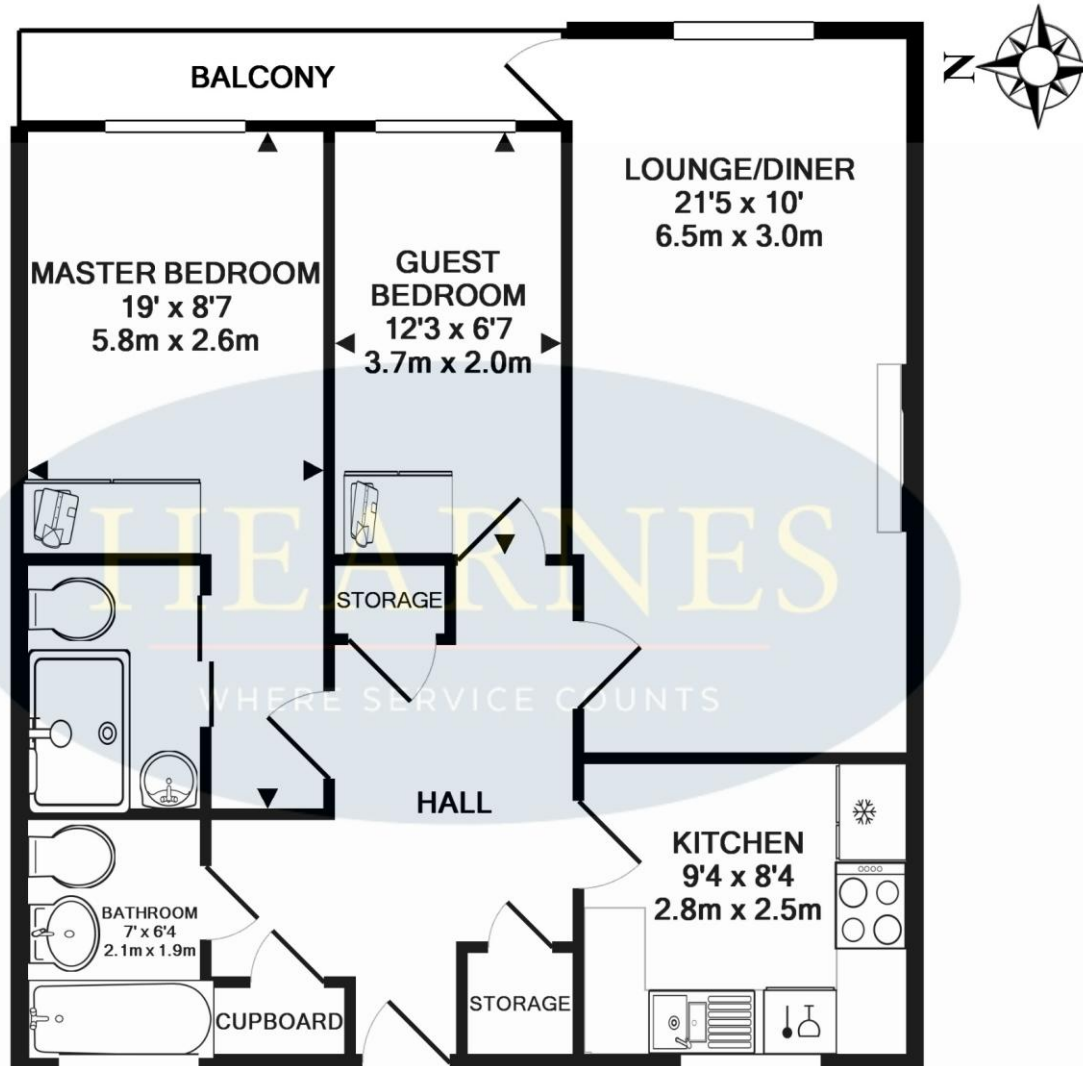
Lease: 999 years from 1 January 2000
Maintenance Charges: £543.38 paid quarterly
Ground Rent: Nil

COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has 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 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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