



**Wimborne Road East
Ferndown, Dorset BH22 9NG**

LEASEHOLD GUIDE PRICE

£155,000

“Conveniently located two bedroom apartment with its own parking space”

This light and conveniently located apartment is positioned close to amenities in Wimborne Road and within a short distance to Ferndown town centre. The property is offered with a parking space to the rear and no chain.

- **Two bedroom apartment with its own parking space**
- **External staircase** leads to the front door of the apartment
- **Hallway** with loft access
- Attractive open plan **kitchen/living space** with window to the rear
- **Kitchen** comprises ample wall and floor mounted cupboards with newly fitted work surfaces and fitted appliances to include electric oven with 4 ring gas hob with extractor over, space and plumbing for washing machine and upright fridge/freezer
- **Bedroom one** is a double bedroom with window overlooking the front of the property
- **Bedroom two** is a single bedroom also with a window to the front elevation
- The **bathroom** is fitted in a white suite comprising; bath with shower over, wash hand basin & WC, heated ladder style radiator, tiled splashbacks
- Benefitting from an **allocated parking space to the rear**
- **Further benefits include** double glazing & gas central heating and no chain
- **Ideal buy to let**

Ferndown offers an excellent range of shopping, leisure and recreational facilities with Ferndown's Championship Golf Course a short distance away.

LEASEHOLD: Approximately 110 years remaining

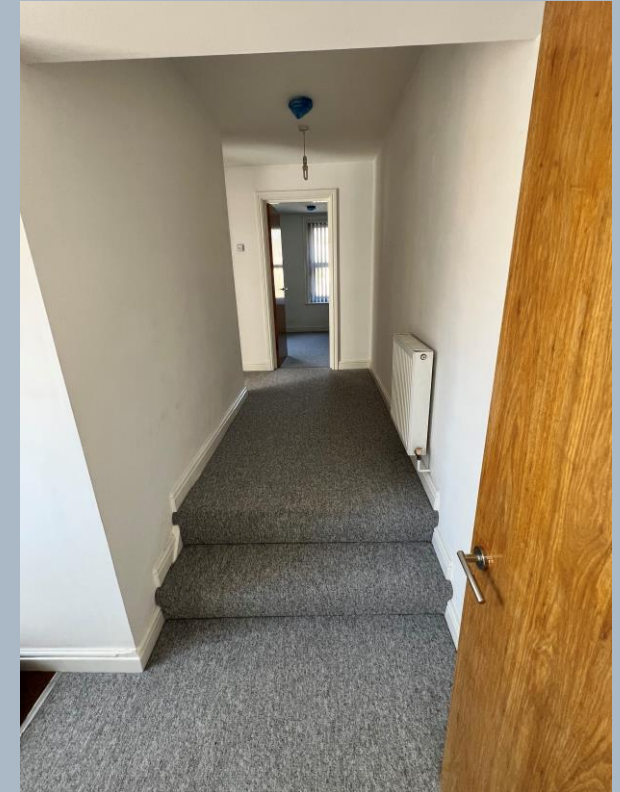
GROUND RENT: £200 per annum

MAINTENANCE & SERVICE CHARGE: As and when required

COUNCIL TAX BAND: A

EPC RATE: C

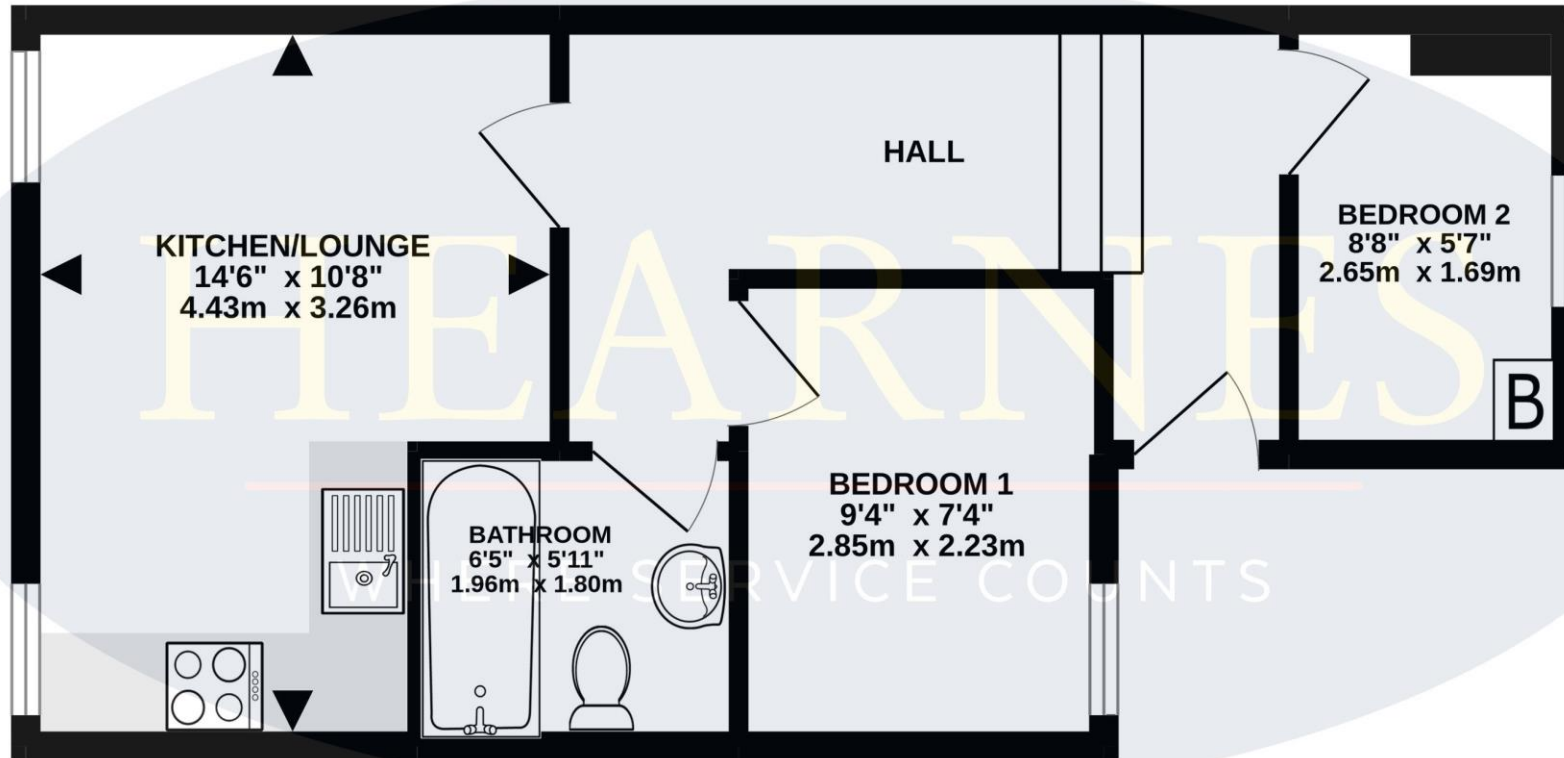
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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