



VICTORIA HOUSE

HEARNES

WHERE SERVICE COUNTS

Victoria House, Princes Road
Ferndown, Dorset BH22 9FP

LEASEHOLD PRICE

£235,000

“A modern, stylish apartment conveniently located for all amenities in Ferndown”

This stylish, contemporary two double bedroom second floor apartment has allocated off-road parking and enjoys tree top views. The apartment is set in a very convenient town centre location and would make an ideal investment property.

Victoria House is a modern development of 52 flats and penthouse apartments set over 4 floors serviced by stairs and passenger lift, carpeted communal hallways.

- **Stylish, contemporary two double bedroom apartment in a town centre location**
- **Entrance hall**
- Impressive open plan **kitchen/dining/lounge** measuring approximately 26ft x 17ft
- The stylish **kitchen area** incorporates a range of wall and base mounted units with white Quartz composite worktops to compliment, Neff integrated oven with induction hob and over-head extractor, integrated CDA fridge/freezer and dishwasher. A central island provides further base units with additional worktop space with a breakfast bar and seating for four people. There is a useful utility cupboard with space and plumbing for washing machine. Modern grey laminate flooring which continues throughout the property.
- **Bedroom one** is a double bedroom with double glazed windows to the front elevation offering views over Ferndown. The bedroom benefits from a double built-in wardrobe and additional storage cupboard
- **Bedroom two** is also a double bedroom
- Sumptuously fitted **family bathroom** which includes bath with overhead shower with glass shower screen, vanity unit with built-in wash hand basin, WC, heated ladder towel rail, low level LED lighting, part tiled walls with fully tiled flooring
- The apartment is conveyed with **one allocated parking space**
- **Further benefits** include; security video entry-phone system, Adax Neo slimline radiators with built-in day and night time temperature reduction settings, satellite TV cabling, double glazing, luxuriously fitted bathroom with Grohe fittings
- **Agents Note** Under the Estate Agency Act 1979 the vendor of the property is related to a member of staff at Hearnese Estate Agents

Local amenities within Ferndown town centre are within 200 yards. Ferndown offers a range of cafes, restaurants, leisure and recreational facilities.

LEASE: 125 Years from 2015

MAINTENANCE: Approximately £975 per annum

GROUND RENT: £250 per annum

COUNCIL TAX BAND: C

EPC RATING: E

AGENTS NOTE: 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.



FLAT 42

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

