



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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21 Constable Close, FERNDOWN BH22 9BX

£200,000

The Property

We are delighted to market for sale this two bedroom second floor apartment situated in this pleasant location. The home enjoys many benefits to include a dual aspect lounge, fitted kitchen, en-suite shower room and family bathroom. Additionally, there is a garage and no onward chain making this a must see home.

The property is well positioned in this cul-de-sac location close to Ferndown centre where you will find a whole host of shopping facilities & bus services, and Marks & Spencer food hall is also close to hand.

COMMUNAL ENTRANCE HALL

With secure entry system through to the communal hallway, stairs and lift to the second floor where you will find the apartment.

ENTRANCE HALL

LOUNGE

13' 9" x 13' 6" (4.19m x 4.11m) UPVC double glazed windows to the front and side aspect, radiator, door to the kitchen.

KITCHEN

9' 1" x 9' 1" (2.77m x 2.77m) Equipped with a range of wall and base units with roll edge work surfaces, space for washing machine, fridge/freezer and dishwasher, built-in gas hob and electric oven.

BEDROOM ONE

13' 6" max x 10' 8" (4.11m x 3.25m) Front aspect UPVC double glazed window, radiator, built-in wardrobes, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising wash hand basin, shower cubicle and w.c. Radiator.

BEDROOM TWO

13' 6" x 8' 4" (4.11m x 2.54m) Front aspect UPVC double glazed window, radiator, built-in wardrobes.

FAMILY BATHROOM

UPVC double glazed frosted window. Suite comprising bath, w.c. and wash hand basin.

GROUNDS

Well tended grounds with lawn and planting.

GARAGE

Located in a block.

TENURE - LEASEHOLD

Length of Lease - Term 1st May 2001 to 30th April 3000

Maintenance - Annual service charge is £1,430.00

Ground Rent - To be confirmed

COUNCIL TAX - BAND C