

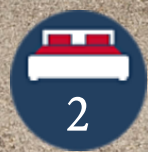


VICTORIA HOUSE

£1,595 pcm

Leasehold

VICTORIA HOUSE, PRINCES ROAD, FERNDOWN BH22 9FP



- ◆ TOP FLOOR PENTHOUSE APARTMENT
- ◆ TWO DOUBLE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ GENEROUS BALCONY

A top floor, penthouse style, two bedroom, purpose built apartment situated within the heart of Ferndown and boasting a triple aspect balcony, large open plan living space and two bathrooms. Available immediately unfurnished.

Property Description

A well appointed and spacious penthouse apartment within the heart of Ferndown. The accommodation comprises a central entrance hallway, two double bedrooms with an en-suite facility to the principle bedroom and a large open plan living room and kitchen which boast a triple aspect, providing uninterrupted views across Ferndown and beyond. The property is being offered unfinished with white goods and is available immediately.

Gardens and Grounds

There is a generous balcony which wraps around three elevations of the apartment offering uninterrupted views across Ferndown and beyond. There is an allocated parking space conveyed with the property.

Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.



Size: 866 sq ft (80.5 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: One allocated parking space

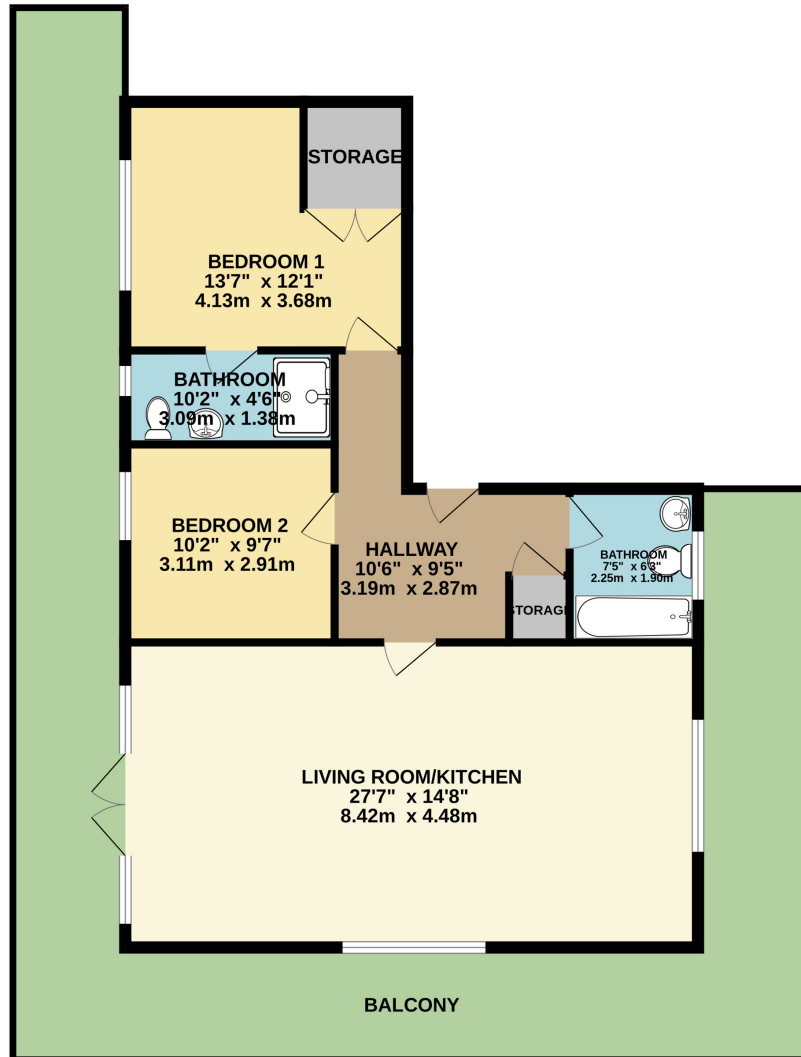
Garden: N/A

Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

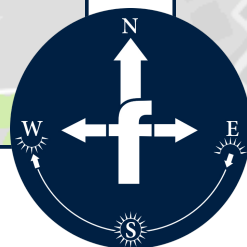
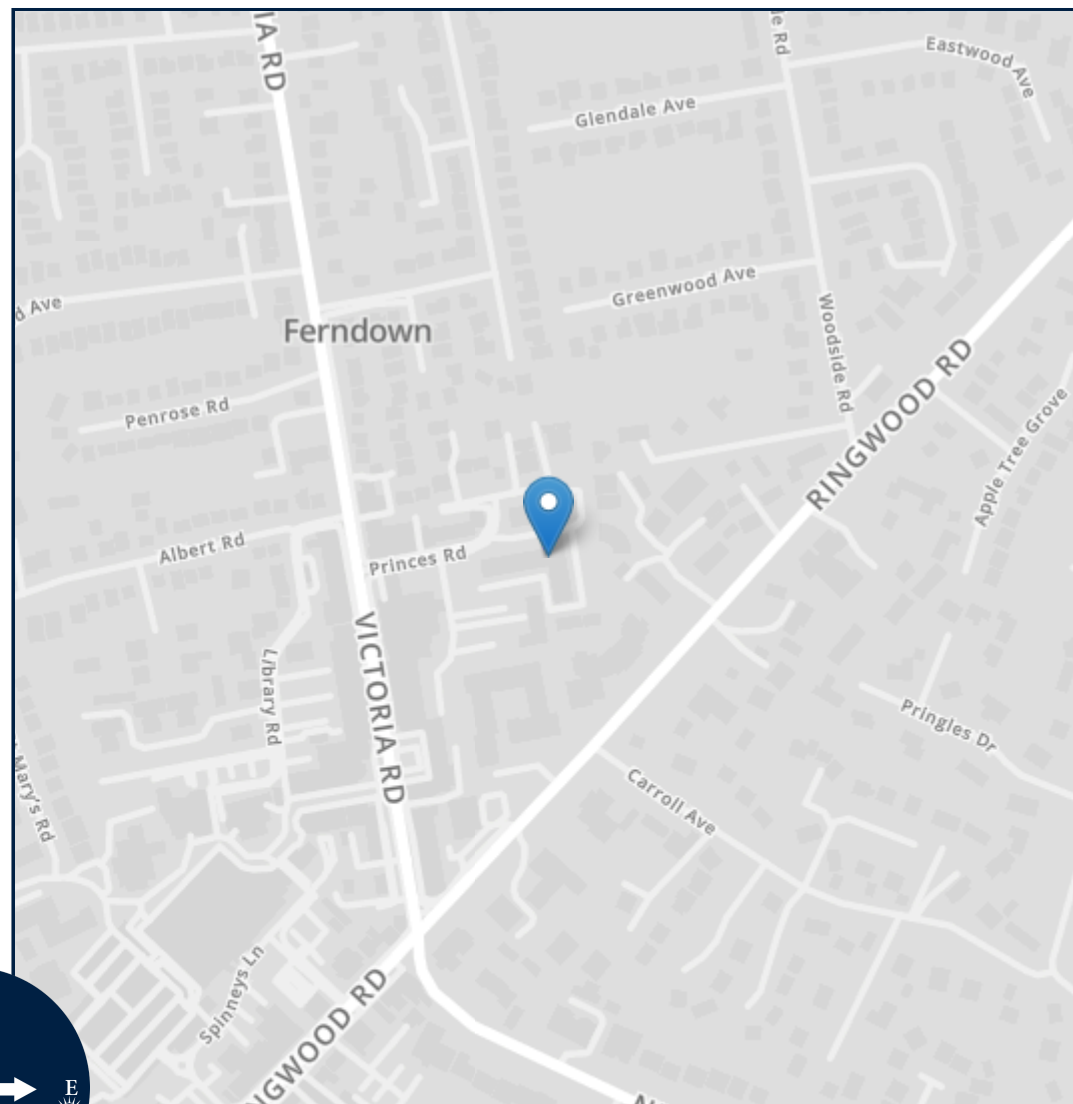
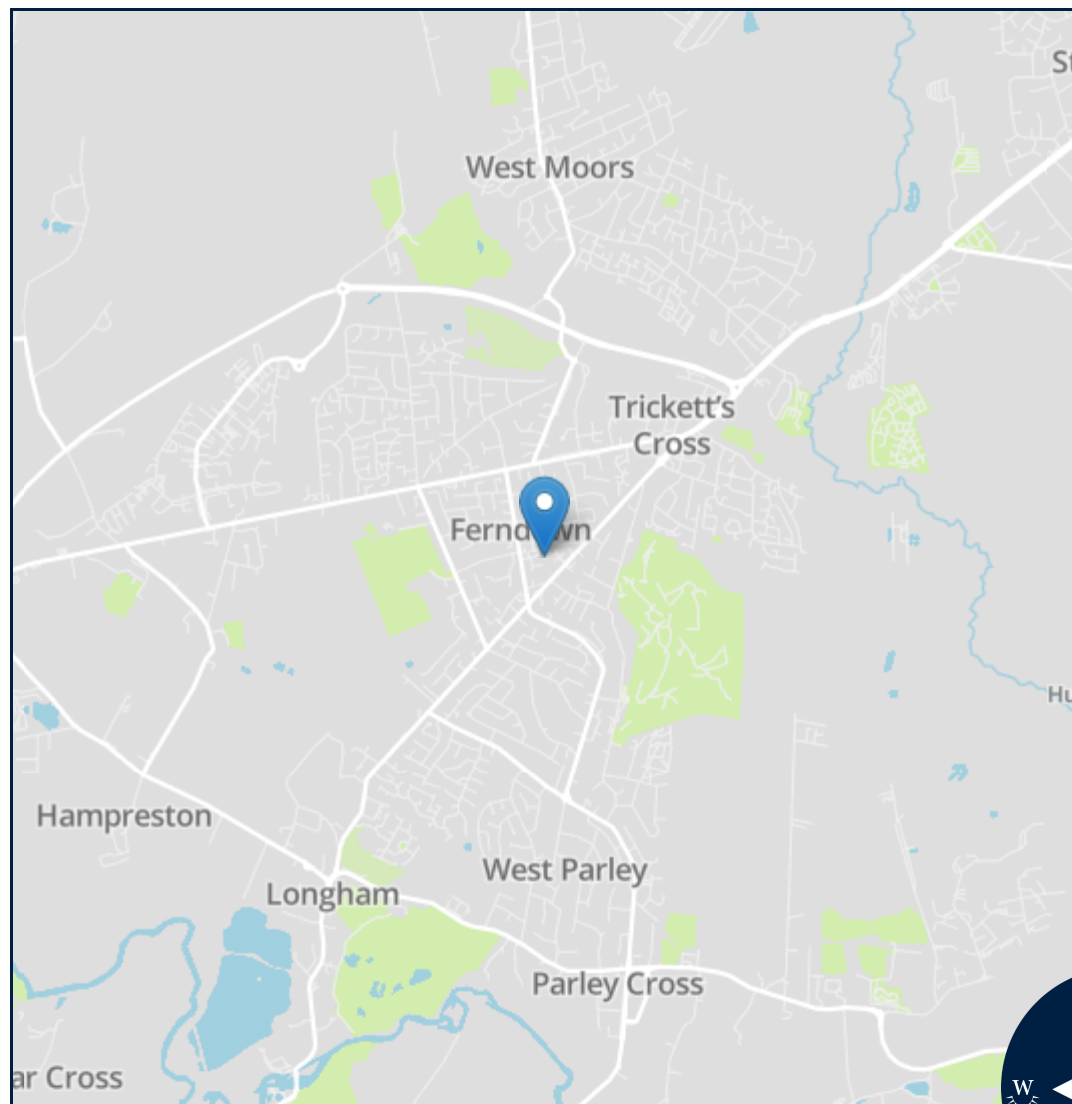
Council Tax Band: D

GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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