



Total Area: 59.6 m² ... 641 ft²
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 1 The Post House, 550-552 Wimborne Road East, Ferndown, Dorset, BH22 9NQ Offers Over £200,000

**** NO FORWARD CHAIN ** WESTERLY-FACING PRIVATE WRAP-AROUND GARDEN ** ALLOCATED PARKING SPACE **** Link Homes Estate Agents are delighted to present for sale this two bedroom, ground floor garden apartment located in the much-desired and residential area of Ferndown. Benefitting from an array of standout features including two double bedrooms both offering built-in wardrobes, an open-plan kitchen/living room with direct access onto the Westerly-facing wrap-around private rear garden, a modern four-piece bathroom suite and an allocated parking space for one vehicle. This is the perfect first time buy!

Situated on the ground floor and in a block of just eight apartments, The Post House is located approximately a mile away from Ferndown's Town Centre where you can find a Tesco's supermarket, Ferndown Pharmacy, Doctor's surgery, restaurants, cafes, Ferndown Leisure Centre and many recreational facilities. The school catchments are Ferndown First, Ferndown Middle and Ferndown Upper school. Close by is Marks & Spencer food hall, Haskins Garden Centre, The King George playing fields and the ever-popular championship Ferndown golf course. There is easy access to the A31 via the Canford Bottom roundabout making for a convenient commute to London taking approximately just two hours and thirty minutes via car.



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, entry phone system, cupboard housing the boiler, radiator, power points, thermostat and carpeted flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling light, downlights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the side aspect, wall and base fitted units, four point gas hob with integrated oven and stainless steel extractor fan above, integrated longline fridge/freezer, tiled splash back, power points, stainless steel sink with drainer, integrated washing machine, radiator, power points, television point and vinyl flooring in the kitchen and carpeted flooring in the living room.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, built-in wardrobe and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, built-in wardrobe and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath with extra shower head, toilet, wall mounted sink with under cupboard, enclosed electric shower, stainless steel heated towel rail, shaving point and tiled flooring.



Outside

Private Garden

Laid to lawn with surrounding hedges, patio area, side gated access to the front and surrounding wooden fences.

Parking

One allocated parking space to the rear of the property.

Agents Notes

Useful Information

Tenure: Leasehold
 Lease Length: 125 years from April 2014 - (115 years remaining).
 Ground Rent: Peppercorn
 Service Charge: Approximately £1,588 per annum.
 Managing Agents: The Post House Management Company (admin ran by Burns Hamilton).
 Rentals are permitted
 Holiday lets are not permitted
 Pets are permitted subject to written permission from the managing agent, an associated fee of £120 will be required to apply for consent.
 EPC: B
 Council Tax Band: D - Approximately £2624.33 per annum.

Stamp Duty

First Time Buyer: £0
 Moving Home: £1,500
 Additional Property: £11,500