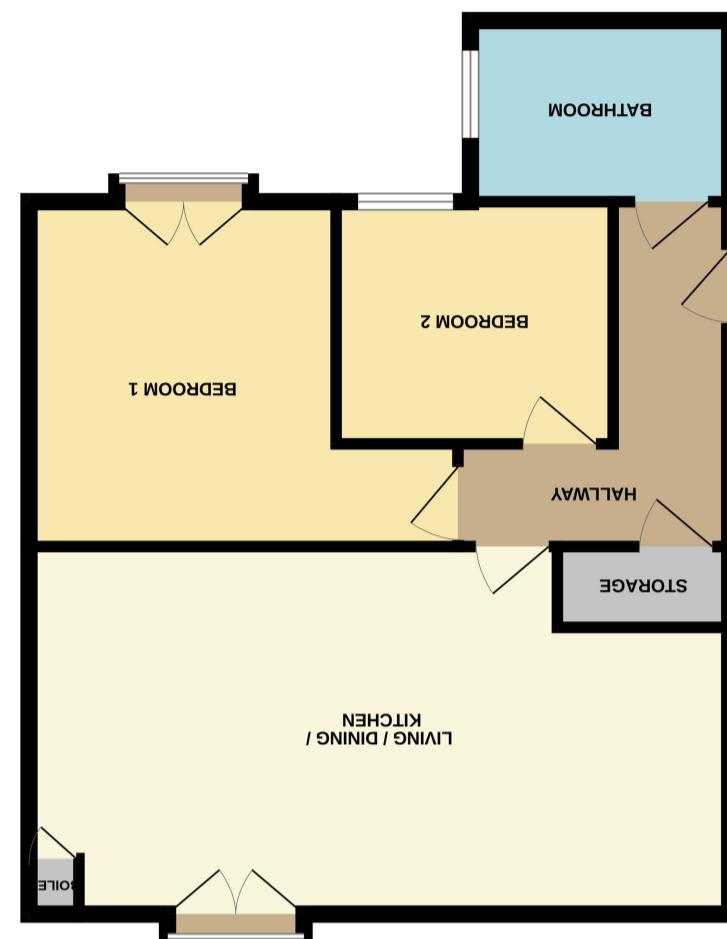


## EVERETT HOMES

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error of omission or description. The services and appliances have not been tested by the agent and no warranty is given in respect of them. Prospective buyers must satisfy themselves as to the working order and condition of all items. Total Floor Area: 645 sq.ft. (59.9 sq.m.) approx.



645 sq.ft. (59.9 sq.m.) approx.  
FIRST FLOOR





### The Property

Everett Homes are delighted to offer for sale this very spacious and beautifully presented two bedroom first floor apartment, ideally situated in the much sought after location of Ferndown High Street. Perfectly positioned for those seeking a bright and airy home or a buy-to-let investment, this property further benefits from a modern finish throughout, it is ready to move straight into and enjoy.

The accommodation comprises of an open plan bright and spacious Kitchen/Living/Dining Room which offers a fantastic space, two generous bedrooms, with bedroom one featuring its own charming Juliet balcony and a modern bathroom is finished to a high standard.

Off road allocated parking is provided, as well as plenty of visitor spaces, ensuring convenience for both residents and their guests.

One of the standout features of this property is its enviable central location in Ferndown High Street. Residents will enjoy easy access to a variety of local shops, cafes, and amenities.

### Location

Library Road occupies a highly regarded central position within Ferndown, offering an excellent balance of convenience and residential appeal. Situated just moments from the town centre, the location allows easy access to a wide range of amenities.

Ferndown town centre is within comfortable walking distance and provides an excellent selection of independent shops, supermarkets, cafés, restaurants and essential services. The area is well served by public transport links, with straightforward access to Bournemouth, Poole and surrounding villages, while major road connections ensure efficient travel further afield.

### Entrance Hall

Spacious Entrance Hall with access to all principle rooms.

### Living/Dining/Kitchen

7.30m x 3.38m (23' 11" x 11' 1") Open plan room, access to a Juliet Balcony, bright and spacious.

Kitchen: A modern fitted Kitchen with a range of matching wall mounted and base units, inset electric oven, inset hob with stainless steel extractor hood over, integrated dishwasher and integrated washing machine.

### Bedroom One

4.48m x 3.60m (14' 8" x 11' 10") Spacious double bedroom with double opening double glazed patio doors giving access through to the Juliet Balcony.

### Bedroom Two

2.90m x 2.38m (9' 6" x 7' 10") Good sized double room.

### Bathroom

Modern and spacious Bathroom comprising of a paneled bath with mixer tap and shower attachment, close coupled WC, wash hand basin with mixer tap, frosted double glazed window, tiled flooring and walls.

### Material Information

Tenure - Leasehold

Lease Length - 113 years remaining.

Maintenance - £1,400 per 6 months

Ground Rent - £225 per year

EPC Rating - Ordered. To be confirmed.

Council Tax Band - D

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

