



**Flat 28 Victoria House  
Ferndown, Dorset BH22 9FP**

# FREEHOLD PRICE

## £200,000

***“Located in the heart of Ferndown’s town centre with a lift and allocated parking”***

This superbly positioned and well presented two double bedroom first floor apartment has its own allocated parking, a lift to all floors and is conveniently located in the heart of Ferndown town centre.

- **Two double bedroom first floor apartment with a lift**
- 12ft **Entrance hall** with airing cupboard and plumbing for washing machine
- 17ft **Open plan lounge/kitchen**
- The **kitchen** incorporates composite work surfaces with inset sink, good range of high gloss base and wall units, integrated oven, induction hob with extractor canopy above, integrated fridge/freezer and dishwasher
- Good size double **bedroom** with fitted double wardrobe
- **Bedroom two** is also a double bedroom
- Beautifully finished **bathroom**, luxuriously appointed in a stylish white suite to incorporate panelled bath with chrome raindrop shower head and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, integrated sensor lighting and tiled floor
- Conveyed with **one allocated parking space**
- Further benefits include **secure video phone intercom system, electric heating with slimline heaters and double glazing**

The local shopping centre is within 200 yards. Ferndown offers an excellent range of day-to-day shops, Tesco supermarket and Costa Coffee.

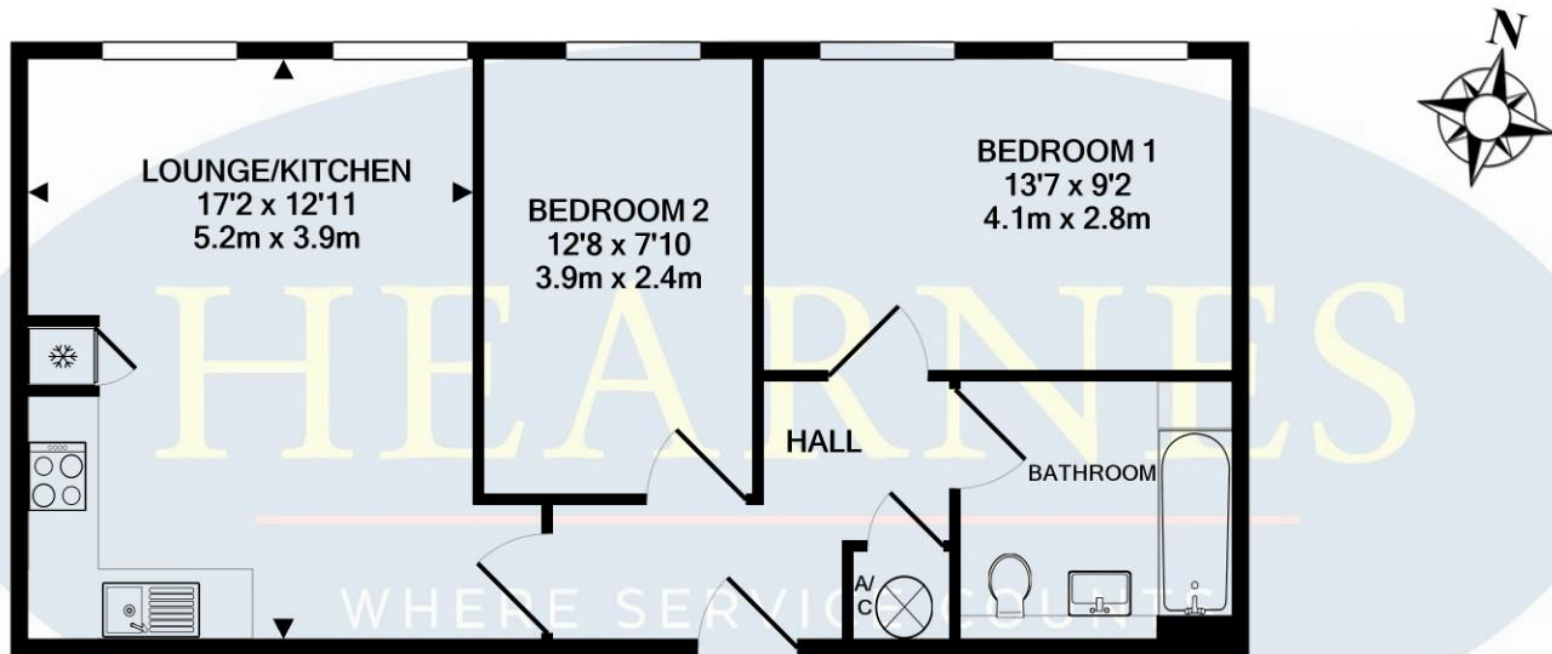
Ferndown is perfectly placed to enjoy country meets town living. Step outside your front door and you will find a real sense of community with pubs, coffee shops, restaurants and a renowned local theatre. As well as endless ways to enjoy the areas, super outdoors, thanks to great cycling and running routes. There is a choice of golf courses, a leisure centre and a wide range of open spaces in the New Forest.

<b>BUILDINGS INSURANCE:</b>	<b>£143.15 Per annum</b>
<b>LEASE:</b>	<b>125 Years from 2015</b>
<b>MAINTENANCE:</b>	<b>£438.30 Half yearly</b>
<b>GROUND RENT:</b>	<b>£125 Half yearly</b>

<b>COUNCIL TAX BAND: C</b>	<b>EPC RATING: C</b>
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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