

Spacious, Beautifully Presented 2-Bedroom First Floor Flat in Town Centre Location

Tenure: Leasehold

Approx 62 sq meters (667 sq ft)

**Flat 4 High Brow, 2 St Marys Road,
Ferndown. BH22 9HB**

Price £229,950

- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- New Bathroom
- New Carpets & Vinyl Flooring Throughout
- Gas Central Heating & PVCu Double-Glazing
- Pristine Condition & Own Private Entrance
- Allocated Parking Bay
- Communal Gardens
- No Chain!
- Shops & Services all on the door step!

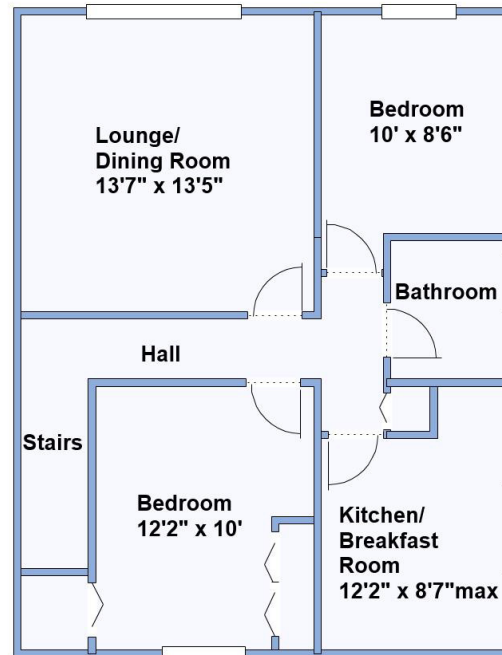
Beautifully presented first floor purpose-built flat, occupying an ideal location in Ferndown Town Centre, just a few steps from shops services. The flat has the rare feature of its own private entrance, with stairs to first floor level. The property offers well-planned accommodation with generous room dimensions and has been completely re-decorated, a new bathroom suite installed and finished with new carpets & vinyl flooring throughout. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Stairs to first floor. Hatch to useable roof space.
- **Lounge/Dining Room:** Ample space for lounge & dining suite.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Plumbing for washing machine & space for tall fridge/freezer. Wall mounted gas combination boiler.
- **Bedroom 1:** Ample double-sized bedroom. Deep built-in storage cupboard. Fitted double wardrobe with mirror fronted sliding doors.
- **Bedroom 2:** Ample double-sized bedroom.
- **New Bathroom:** Newly installed bathroom comprising panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC.
- **Gas Central Heating** (current safety certificate)
- **PVCu Double-Glazing**
- **Delightful Communal Gardens & Allocated Parking Bay**
- **Leasehold:** approx 89 years remaining
- **Ground Rent:** £150 pa
- **Service Charge:** approx £1200 pa
- **Council Tax Band 'C'**
- **Energy Rating 'C'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04853



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

