

## Pristine 2-Bedroom First Floor Purpose Built Flat with GARAGE

Tenure: 999 year lease from 1973

Approx 67 sq meters (712 sq ft)

**2 Priory Gardens, West Moors,  
Ferndown, Dorset. BH22 0AF**

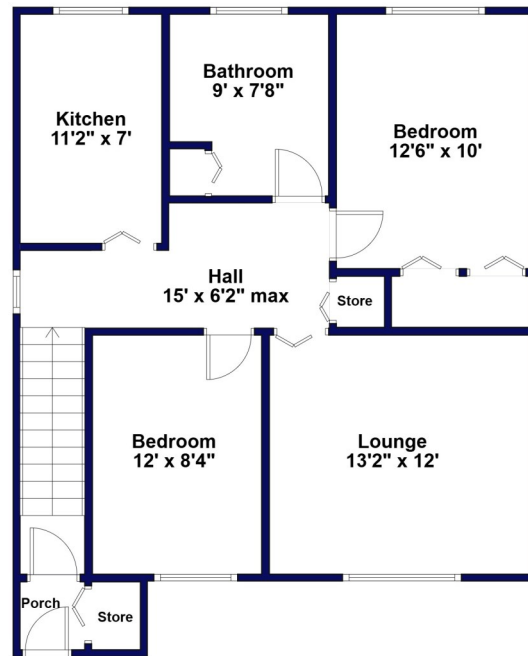
**Price £220,000**

- Entrance Lobby & Spacious Hall
- Lounge
- Modern Kitchen
- 2 Double Bedrooms with Storage & Wardrobes
- Modern Bathroom with separate Shower
- PVCu Triple-Glazing & Double Glazing
- Modern Electric Radiators
- Garage with light & power
- Communal Gardens
- Close to Amenities
- No Chain!
- Ideal Buy To Let or First Time Buy

Spacious, purpose built, first floor maisonette with its own private entrance, located close to local amenities and regular bus services. The property is presented to a very high standard and benefits from excellent storage space, loft space & a lock-up garage with light & power. The development sits in pleasant communal gardens. Viewing Recommended!

Accommodation and approximate room sizes:

- Enclosed Porch: Storage cupboard. Double-glazed glass door & stairs to:
- Spacious Hall: Large storage cupboard. Hatch to insulated roof space. Electric radiator. Triple glazed window.
- Lounge: Wall mounted Smeg electric fire. Electric radiator.
- Kitchen: Range of modern floor and wall cupboards. Built-in oven & ceramic hob with cooker hood over. Plumbing for washing machine and dishwasher. LED lighting. Triple glazed window.
- Bedroom 1: 2 deep double wardrobes. Electric radiator. Triple glazed window.
- Bedroom 2: Storage recess ideal for wardrobe. Electric radiator.
- Bathroom: Corner bath with mixer tap. Wall hung wash basin & WC. Corner shower cubicle with thermostatic shower. Airing cupboard. Triple glazed window.
- Mostly PVCu Triple-Glazing & remainder Double-Glazed
- Electric Radiators (untested)
- Garage with light & power with separate RCD. New roof 2023.
- Delightful Communal Gardens & private 'off-road' parking
- Leasehold: 999 years from 1973
- Service Charge: approx £913.63 per half year
- Ground Rent: £20 per annum
- Council Tax Band 'C'      Energy Rating 'D'



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Modern Kitchen



Lounge



Bathroom



Spacious Hall



Rear Elevation



Own Entrance



**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 W05220



Communal Garden