



**Victoria House, Princes Road
Ferndown, Dorset BH22 9FP**

FREEHOLD PRICE

£167,950

This extremely well presented and superbly positioned one double bedroom ground floor apartment has its own allocated parking and is conveniently located in the heart of Ferndown's town centre.

- **Entrance hall**
- Open plan **lounge/dining room/kitchen**
- The **kitchen area** incorporates extensive composite work surfaces and upstands with an inset sink, good range of high gloss base and wall units, integrated oven, induction hob and extractor hood above, integrated fridge/freezer and dishwasher with a utility cupboard/airing cupboard with plumbing for washing machine
- The **lounge/dining area** has two double glazed windows
- Good sized **double bedroom** with fitted double wardrobe
- Beautifully finished **family bathroom** luxuriously appointed in a stylish white suite to incorporate a panelled bath with shower over and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, integrated sensor lighting and polished porcelain tiled floor
- Conveyed with one **allocated parking** space (number 7)
- Further benefits include secure video phone intercom system, electric heating with slimline heaters and double glazing throughout
- The apartment is also offered with **no onward chain**

The local shopping centre of Ferndown is situated within 200 yards. Ferndown offers an excellent range of day-to-day shops with Tesco supermarket a little further on and Costa Coffee shop at the end of the road

Ferndown is perfectly placed to enjoy 'Country's meet Town' living. Step outside your front door and you'll find a real sense of community with local pubs, coffee shops, restaurants and a renowned local theatre plus endless ways to enjoy the areas superb outdoors thanks to great cycle, walking and running routes. There is a choice of Golf courses, a local leisure centre and of-course the wide open spaces of the New Forest.

LEASE: 125 Years from 2015

MAINTENANCE: £922 per annum to include the ground rent

COUNCIL TAX BAND: B

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“An immaculately presented ground floor apartment with parking situated in the heart of Ferndown”



Flat 14

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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