



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

LEASEHOLD PRICE

£210,000

“An impeccably presented southerly facing apartment, lift and parking in the heart of Ferndown”

This beautifully presented and larger than average two double bedroom first floor apartment is located on the southerly side of Victoria House, and benefits from lots of natural light. The apartment has allocated parking, as well as a lift and stairs giving access to the light and spacious apartment. Victoria House is located in the heart of Ferndown's town centre.

- 15ft **Entrance hall** benefitting from a floor to ceiling storage cupboard with sliding doors
- 18ft x 16ft Open plan **lounge/kitchen/dining room**
- **Lounge area** with extensive bespoke fitted cupboards and oak tops
- Beautifully finished **modern kitchen** with space for a small table and chairs, extensive stone work surfaces and upstands, an integrated oven, hob and extractor canopy above, integrated fridge and freezer, integrated dishwasher and an airing cupboard with a fitted washer/dryer
- **Two good sized double bedrooms**, both benefitting from a 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, wall-mounted wash hand basin with vanity storage beneath, wall-mounted heated mirror with sensor lighting and shaving point, integrated sensor lighting and a porcelain tiled floor
- **One allocated parking space**
- Further benefits include security video phone intercoms system, electric heating with slim line radiators and double glazing throughout

The local shopping area of Ferndown is within 200 yards, offering an extensive range of day to day shops with the Tesco superstore a little further on and Costa coffee shop at the end of the road.

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

Lease: 125 years from 2015

Maintenance: Approximately £700 per annum

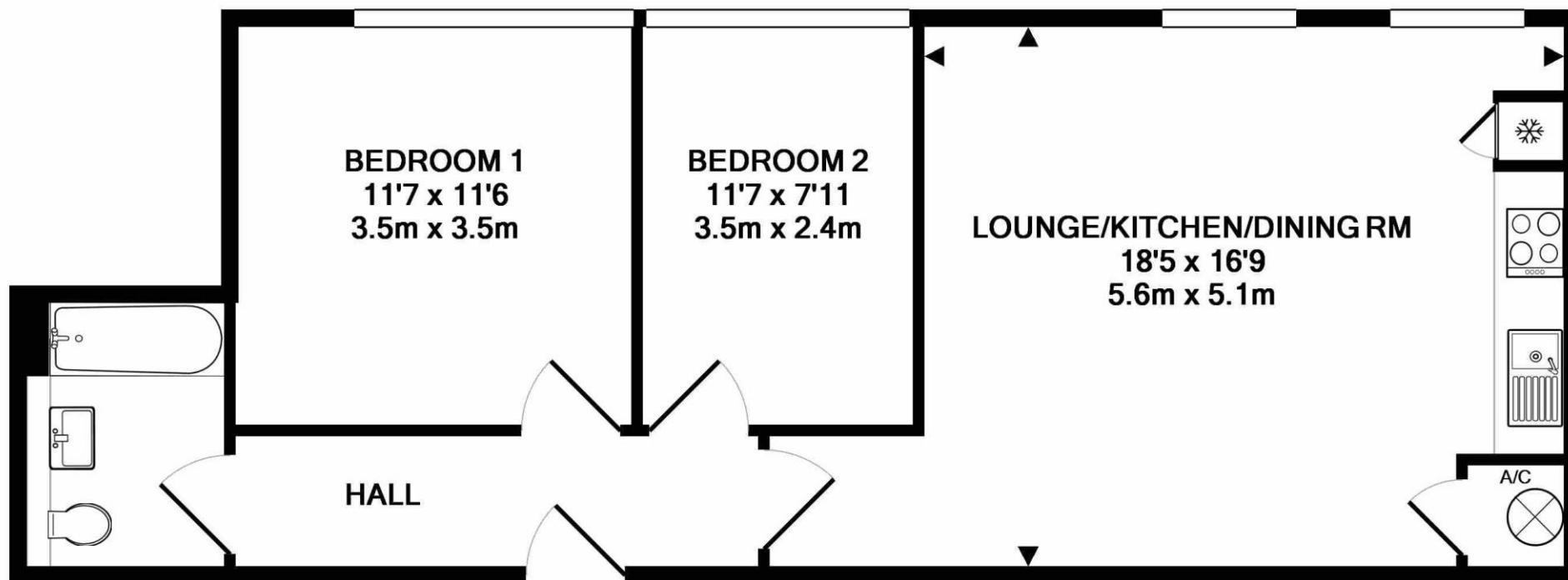
Ground Rent: Approximately £250 per annum

COUNCIL TAX BAND: C

EPC RATING: C

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.





TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 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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