

**Spacious, Beautifully Presented 2-Bedroom Ground Floor Flat in Town Centre Location**  
**Tenure: Share of Freehold** **Approx 74 sq meters (796 sq ft)**

**Draft Particulars**

**Flat 2 Moorhaven, Princes Road,  
Ferndown. BH22 9JG**

**Price £275,000**

- Exceptionally Spacious Entrance Hall
- Lounge/Dining Room with patio doors
- Modern Kitchen/Breakfast Room
- 2 Double Bedrooms
- Modern Bathroom & Cloakroom (2 x WC's)
- Generous Room Dimensions
- Gas Central Heating & PVCu Double-Glazing
- Pristine Condition
- Lock-Up Garage
- Patio Area & Delightful Communal Gardens
- Shops & Services all on the door step!
- Share of Freehold & Reasonable Outgoings!

Beautifully presented GROUND 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 patio area leading to delightful gardens which enjoy a sunny aspect. The property offers well-planned accommodation with generous room dimensions and has been completely modernised throughout by the present owner who maintains the flat to a very high standard. Share of freehold & reasonable outgoings! Viewing recommended!

**Accommodation and approximate room sizes:**

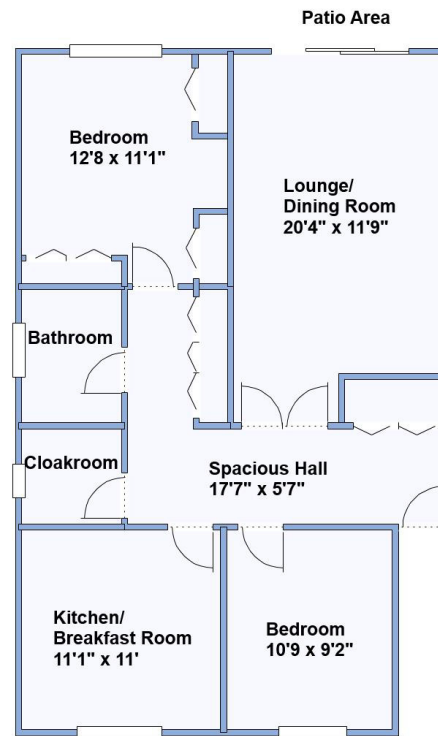
- **Spacious Entrance Hall:** Exceptional storage cupboards.
- **Cloakroom:** Modern suite. Vanity wash basin & WC.
- **Lounge/Dining Room:** Ample space for lounge & dining suite. Patio doors to private patio & delightful garden. Exterior sun awning.
- **Kitchen/Breakfast Room:** Range of modern floor and wall cupboards. Built-in oven, hob & cooker hood. Plumbing for washing machine & integrated fridge/freezer. Wall mounted gas combination boiler. Pleasant outlook.
- **Bedroom 1:** Ample double-sized bedroom. Range of fitted wardrobes & dresser unit. Delightful outlook over garden.
- **Bedroom 2:** Ample double-sized bedroom.
- **Bathroom:** Modern suite comprising panelled bath with mixer tap & thermostatic shower over. Wash basin & WC.
- **Gas Central Heating & PVCu Double-Glazing**
- **Delightful Patio & Communal Gardens with sunny aspect**
- **Security Entry System**
- **Service Charge: approx £1340 pa**
- **Council Tax Band 'D'**
- **Energy Rating 'C'**



Delightful Patio & Gardens



**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 W04881



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



Spacious Hall



Lock-up Garage



Kitchen/Breakfast Room



Lounge/Dining Room



Dining Area