

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 Osborne Place, Princes Road,
Ferndown. BH22 9FG**

Price £250,000

- Spacious Entrance Hall
- Large Living Room
- Modern Kitchen/Dining Room
- 2 Double Bedrooms
- Modern Bathroom
- En-Suite Shower Room
- Gas Central Heating & PVCu Double-Glazing
- Allocated Parking Space
- Well Maintained Communal Gardens
- Modern Development Built 2011
- Shops & Services all on the door step!
- Share of Freehold

Delightful GROUND floor, purpose-built flat, occupying an ideal location in Ferndown Town Centre, just a few steps from shops and services. Built in 2011, Osborne Place is a stylish, gated development with modern features throughout. The flat offers well planned and immaculate accommodation throughout. The property also benefits from a Share of the freehold!

Accommodation and approximate room sizes:

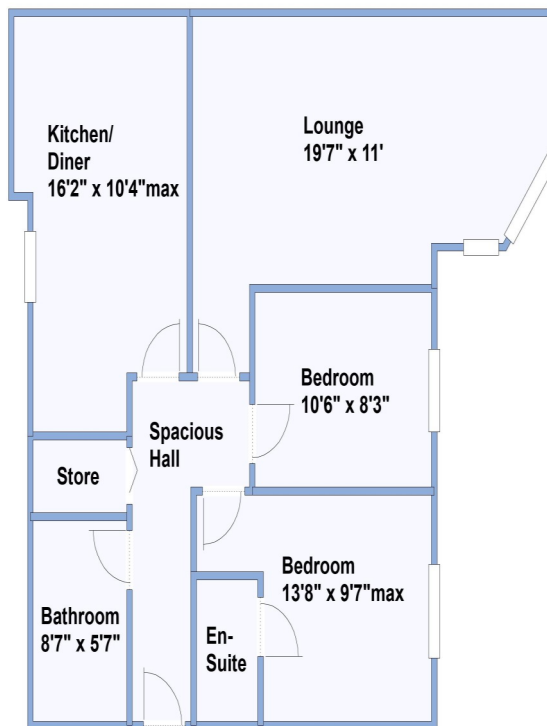
- **Spacious Entrance Hall:** Exceptional storage cupboard.
- **Kitchen/Breakfast Room:** Range of modern floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Cupboard housing wall mounted Vaillant gas combination boiler. Space for good sized dining suite.
- **Lounge/Dining Room:** Large room with space for lounge suite. Large window providing ample natural light.
- **Bedroom 1:** Ample double-sized bedroom.
- **En-Suite:** Shower Cubicle, wash basin & WC.
- **Bedroom 2:** Double-sized bedroom.
- **Bathroom:** Modern suite comprising panelled bath with mixer tap, Wash basin & WC.
- **Allocated Parking Space. Visitors Parking Area.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Delightful Communal Gardens with sunny aspect**
- **Security Entry System**
- **Bin Storage with water hose pipe**
- **Service Charge: approx £ £1,246.00 Per half annum**
- **Share Of Freehold (111 years remaining on Lease)**
- **Council Tax Band 'D'**
- **Energy Rating 'B'**



Delightful Communal 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 W05023



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



Spacious Hall



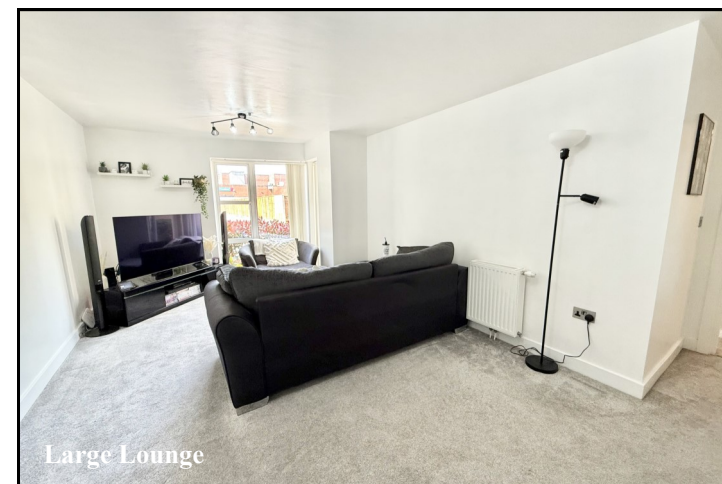
Gated Development



Kitchen/Dining Room



Kitchen/Dining Room



Large Lounge