

First Floor Purpose-Built Flat near to amenities

Tenure: Leasehold 48 years remaining approx 33.5 sq meters (360 sq ft)

**67 Barnes Road,
Ferndown. BH22 8XG**

Price £100,000

- Hall
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- PVCu Double-Glazing
- Electric Heating
- Allocated Parking Bay
- Near to Local Amenities & Heathland Walks
- Ideal Buy-to-Let Property
- Short Lease—48 Years remaining
- No Chain!

1-bedroom FIRST floor PURPOSE-BUILT FLAT NEAR TO LOCAL AMENITIES & HEATHLAND WALKS. This property has the potential to make an ideal buy-to-let investment.

Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Airing cupboard.
- **Lounge/Dining Room:** Wide double-glazed window facing a sunny aspect. Night storage heater.
- **Kitchen:** Range of base and wall units. Work tops with inset sink unit. Space for electric cooker, washing machine & fridge/freezer.
- **Double Bedroom:** Double-glazed window with sunny aspect.
- **Bathroom:** Panelled bath with mixer tap and shower attachment with glass screen fitted. Vanity wash basin & WC. Extractor fan.
- **Electric Heating**
- **Lease:** 99 years from 29th October 1974 approx 48 years remaining
- **Ground Rent:** £100 per year
- **Service Charge:** to be confirmed
- **Council Tax Band 'A'**
- **Energy Rating : 'F'**
- **No Chain!**



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



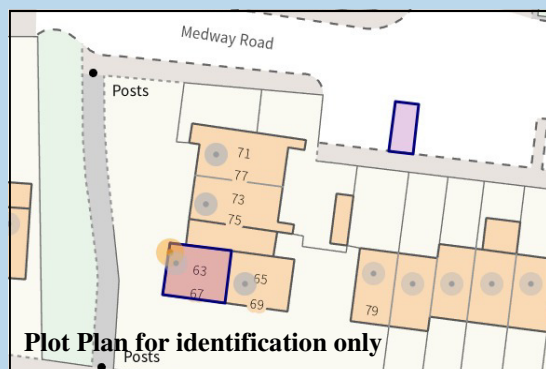
Kitchen



Bathroom



Lounge/Dining Room



Plot Plan for identification only



Sunny Aspect



Double Bedroom



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 W04995