

Spacious PENTHOUSE Apartment in Town Centre Location with Large Balcony

Tenure: Leasehold

Approx 82 sq meters (882 sq ft)

**46 Victoria House, Princes Road,
Ferndown. BH22 9EP**

Price £270,000

- Entrance Hall
- Large 'Open-Plan' Living Space
- Superb Kitchen
- 2 Double Bedrooms
- En-Suite Shower Room & Bathroom
- 40' Private Balcony
- Electric Heating & PVCu Double-Glazing
- Security Entry System & Lift
- Allocated Parking Bay for 2 Cars
- No Chain!
- Shops & Services all on the door step!
- Viewing recommended!

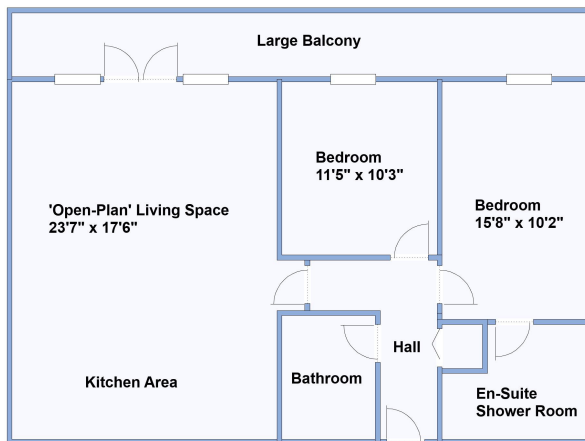
Beautifully presented top floor Penthouse Apartment, occupying an ideal location in Ferndown Town Centre, just a few steps from shops & services. The Penthouse has spacious accommodation & benefits from it's own 40' Private Balcony. The entrance to the block is well maintained and features a video entry system & lift. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Airing/storage cupboard
- **'Open-Plan' Living Space:** A stunning room with double doors to 40' Private BALCONY. This large room has laminate flooring, LED spot lights & an air conditioning unit. Ample space for lounge & dining suite.
- **Kitchen/Breakfast Area:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated dishwasher and fridge/freezer. Large island/breakfast bar.
- **Bedroom 1:** Ample double-sized bedroom. Fitted wardrobe.
- **En-Suite Shower Room**
- **Bedroom 2:** Ample double-sized bedroom.
- **Bathroom:** Modern bathroom comprising panelled bath with shower unit over & screen fitted. Vanity wash basin & WC. Chrome heated towel rail.
- **Electric Heating & PVCu Double-Glazing**
- **Allocated Parking Bay for 2 Cars**
- **Leasehold:** approx 115 years remaining
- **Ground Rent:** £250 pa **Service Charge:** approx £3400 pa
- **Council Tax Band 'D'**
- **Energy Rating 'C'**



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 W04972



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate.



**Impressive
Penthouse Apartment**