

2-Bedroom Ground Floor Garden Flat with Garage

Tenure: Leasehold—137 years remaining

Approx 54 sq meters (581 sq ft)

5 Derwent Close,
Ferndown. BH22 8UY

Price £210,000

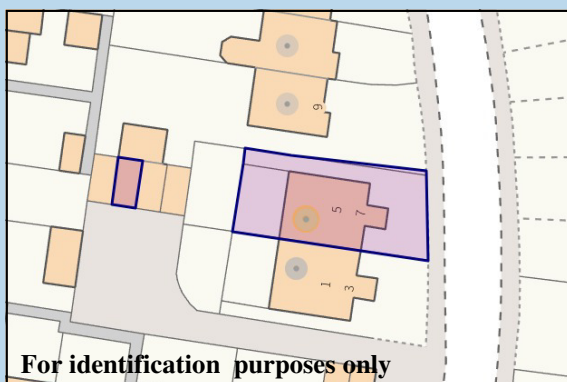
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Own Private Entrance
- Private Garden
- Lock-Up Garage
- Near to Local amenities
- Close to Heathland Walks
- No Chain!

Ground Floor purpose-built Garden Flat, occupying an ideal location near to local amenities & heathland walks. Ferndown Town Centre is about 1.5 miles distance.. The flat has the rare feature of its own private entrance, its own private garden & a lock-up garage.. The property offers well-planned accommodation with 2-double bedrooms & a good-size lounge/dining room. The lease has been extended by the present owner with a healthy 137 years remaining.

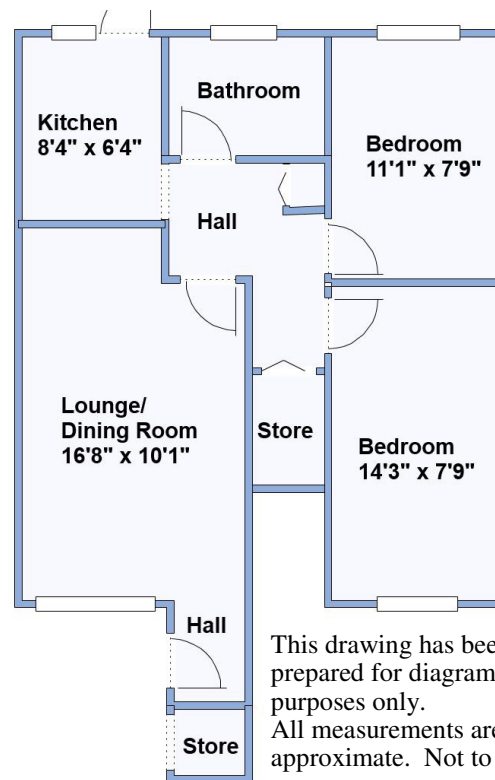
Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Laminate flooring.
- **Lounge/Dining Room:** Ample space for lounge & dining suite. Feature fireplace with gas fire fitted (untested). Laminate flooring.
- **Inner Hall:** Cloaks cupboard & deep storage cupboard.
- **Kitchen:** Range of floor and wall cupboards. Fitted cooker. Plumbing for washing machine & space for fridge & freezer. Wall mounted Worcester gas combination boiler.
- **Bedroom 1:** Ample double-sized bedroom.
- **Bedroom 2:** Ample double-sized bedroom.
- **Bathroom:** Panelled bath with electric shower over & screen fitted. Pedestal wash basin & WC.
- **Gas Central Heating** (New boiler installed 2025)
- **PVCu Double-Glazing**
- **Private rear garden** enclosed by tall fencing. Garden shed.
- **Lock-Up Garage**
- **Leasehold:** approx 137 years remaining
- **Council Tax Band 'B'** **Energy Rating 'tba'**



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 W05074



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

