



## 25 Thames Close

Tricketts Cross, Ferndown, BH22 8XA

**Guide price £150,000**



**\* A WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT IDEAL FOR FIRST TIME BUYERS OR INVESTORS LOCATED IN A QUIET CUL-DE-SAC IN FERNDOWN \***



A well presented one bedroom first floor flat located in Ferndown. The property is ideal for first time buyers or buy to let investors. Access to the flat is via an external staircase which leads to the first floor and private entrance.

The hallway benefits from two, large storage cupboards.

The accommodation comprises a lounge with an opening leading to the kitchen. The kitchen was updated in 2019 and benefits from a range of wall and base level units with work surfaces over. There is space for appliances as well as an integrated oven, hob and extractor fan. The kitchen also houses the gas combi boiler.

The bedroom is located at the front of the flat allowing space for a double bed and wardrobe.

The modern shower room has tiled walls, a walk in shower with glass shower screen and overhead shower attachment, low level WC and wash hand basin with vanity unit and heated towel rail. The shower room also provides access to the loft which benefits from a ladder, boarding, insulation and a light.

Externally the property benefits from it's own bin store as well as an allocated parking space with visitors parking also available.

Lease remaining - 138 years

Ground Rent - £300 per annum

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Service Charge: £145 per quarter (£580 per annum)

Service Charge. £14.  
Council Tax Band - A

## Council Tax Band - BETS ACCEPTED

The property is located within close proximity of Ferndown town centre with local shops, coffee houses and pubs. Local transport links including bus routes are close by. Local primary and secondary schools are within close proximity. Access to the A31 is suitable for commuters. Woodland walks are also across the heathland are also accessible.

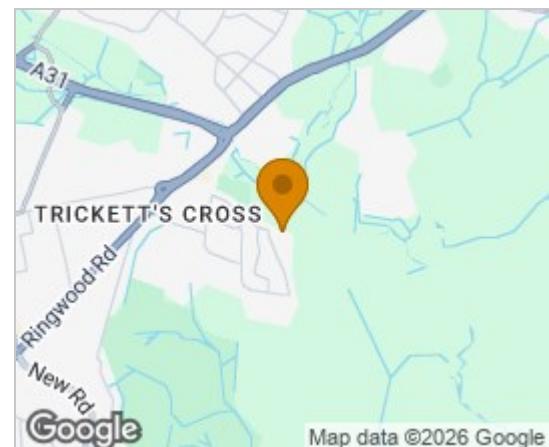
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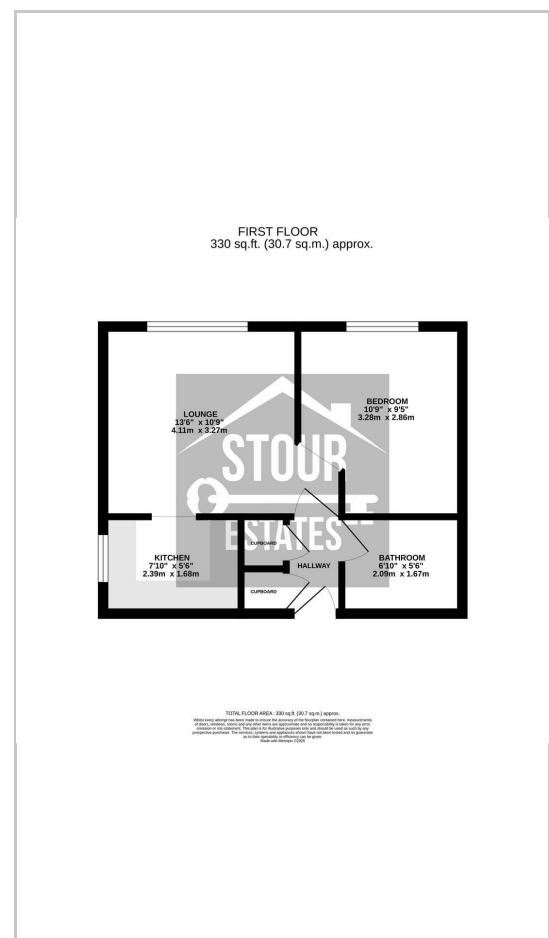
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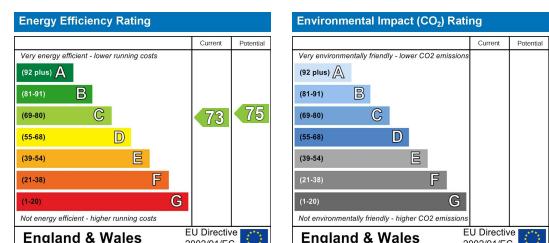
## Area Map



## Floor Plans



## Energy Efficiency Graph



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