

**FOR SALE**



**Ferndown, Dorset**  
**Offers In Excess Of £200,000**

  
**MARTIN&CO**

## Ferndown, Dorset

Offers In Excess Of £200,000

- Investment Property - 5.25% Rental Yield
- Two Double Bedrooms
- En suite To Master
- Double Aspect Living Room
- Allocated Parking

**Martin & Co Are Proud To Present This 2 Bedroom First Floor Flat In Ferndown Town Centre. The Property Is A Bright & Spacious Flat Which Benefits From An En-Suite Shower Room, A Good Size Living**

This spacious two bedroom first floor flat is accessed via a communal entrance to the building and benefits from a lift and stairs to the first floor. The flat has a good size hallway with a storage cupboard and airing cupboard. The living room is a good size with double aspect and access to the kitchen. The kitchen comprises of a range of floor and wall mounted units an electric oven, electric hob, a gifted washing machine & space for a fridge/freezer. Master bedroom is a good size double with fitted wardrobes and benefits from a en suite shower room. Bedroom two is a double bedroom with fitted wardrobes. The property has an allocated parking space and use of communal gardens.

Useful Information :-





The current tenant is on a long term agreement.  
Rent £875  
Fully managed by Martin & Co  
Rental Yield 5.25%  
Lease - 984 years  
Share Of Freehold  
Service Charge £1225 No Ground Rent.  
Block Management Company NMC Property



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## Martin & Co Ringwood

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.