

VICTORIA HOUSE
FERNDOWN, BH22 9FP



AUCTION GUIDE £125,000

- ONLINE AUCTION
- GUIDE PRICE £125,000 TO £175,000 * BUYERS PREMIUM APPLIES
- TO TAKE PLACE WEDNESDAY 29TH APRIL 2026 AT 10AM
- CASH BUYERS ONLY
- LEASEHOLD
- 2ND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING
- FERNDOWN TOWN CENTRE
- VIEWINGS BY APPOINTMENT ONLY

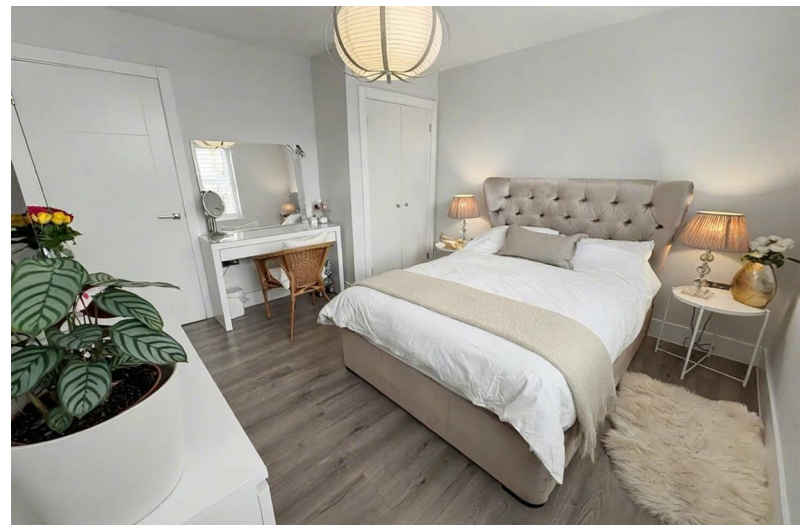
Town & Country Property Auctions are delighted to offer For Sale by Public Auction A stylish, two-double-bedroom, second-floor apartment with allocated parking, conveniently located in the heart of Ferndown's town centre.

This light and airy apartment is in impeccable condition throughout. The entrance hall has wood-effect, beveled laminate flooring, which continues into an 17ft x 16ft lounge/kitchen. The kitchen area has stylish, high-gloss units, composite work surfaces and upstands, and integrated appliances including a dishwasher, fridge/freezer, oven, hob, and extractor. A separate utility cupboard provides plumbing for a washing machine. Double-glazed windows in the kitchen and lounge. Bedroom one is a double bedroom with a fitted double wardrobe. Bedroom two is also a double bedroom. Both bedrooms have access to a luxuriously appointed bathroom, which incorporates a bath with a raindrop shower head, a glass shower screen, low-level LED lighting, and a heated chrome towel rail. Other detailed features include: stainless steel low-voltage downlighters throughout most of the accommodation, electric slimline radiators with built-in day and night temperature reduction settings, wiring for satellite TV, a video entry system, double-glazed windows and doors, a pressurised hot water system. The property is conveyed with one allocated parking space.

The property will be entered into our 29th April auction which is held online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES

- . Second-Floor Garden Apartment
- . Two Double Bedrooms
- . One Reception Room
- . Allocated Parking
- . Video Entry System
- . Council Tax Band: C



- . Market Value: £190,000 to 225,000
- . Rental Value Per Month: £1350
- . Cash Buyers Only
- . 56 Day Completion

ADDITIONAL INFORMATION

- . Property Tenure: Leasehold
- . Length of Lease Remaining: 114 Years
- . Annual ground rent: £250
- . Ground Rent Review: 25/06/2040
- . Annual service charge: £1,213

VIEWING ARRANGEMENTS

We will be holding viewing slots, please call us on .

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 3%+VAT (subject to a minimum of £7,500+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 56 days following the auction (unless otherwise stated).

Pre Auction Offers Are Considered

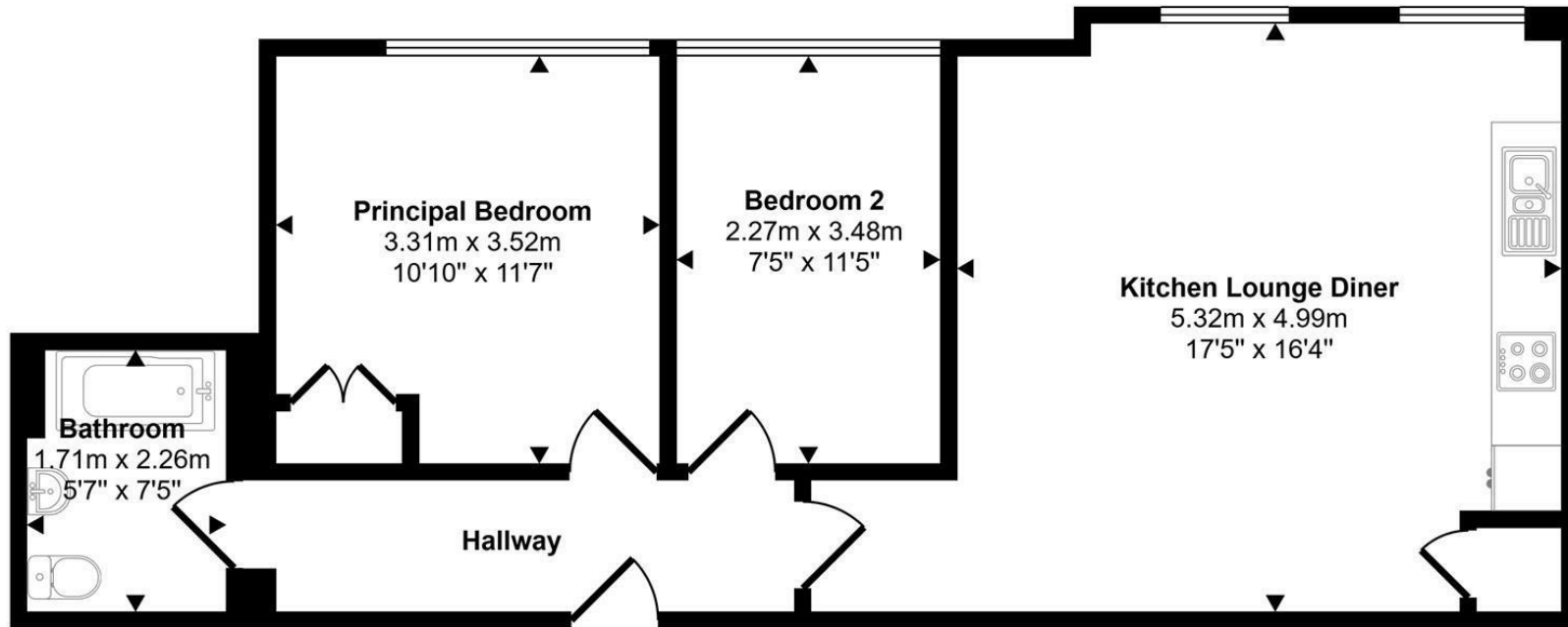
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



Approx Gross Internal Area
59 sq m / 633 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown Office

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