



**Pegasus Lodge, 345 New Road  
Ferndown, Dorset, BH22 8EJ**

# LEASEHOLD PRICE OFFERS OVER £250,000

***“A spacious first floor retirement apartment situated in the heart of Ferndown”***

A lovely, light and spacious, well maintained, two double bedroom purpose built retirement first floor apartment located approximately 100 metres from Ferndown's town centre and all its amenities. Offered with immediate vacant possession.

- **Well-presented two bedroom retirement apartment located approximately 100 metres from Ferndown town centre with no onward chain**
- Generous sized **entrance hall** which includes full height storage cupboards
- Bright and cosy **lounge/dining room**. The lounge area has an electric coal effect fire set in a white stone effect surround
- **Kitchen** conveniently leads off of the lounge/dining room through attractive glass door and has integrated appliances to include fridge/freezer, oven, hob and extractor and a free standing washing machine
- **The main bedroom** is a double bedroom and has a walk-through area with fitted cupboards and recess for a desk/study
- **En-suite bathroom** with a modern white suite comprising bath with shower over, WC and wash hand basin with ample storage with built-in vanity cupboard
- **Bedroom two** is also a double bedroom
- Shower room incorporating a shower cubicle, WC and wash hand basin with ample storage
- Lovely **communal gardens** with a communal seating area
- **Parking for residents and visitors**

The apartment is extremely convenient to the town centre and is offered with no onward chain.

The apartments were built in 2000 and offer visiting management staff, community alarm system, lift, communal lounge, conservatory and library. The town centre with its shops and amenities to include the Barrington Theatre, bus stop, Post Office, and doctors surgeries are all approximately 200 yards away.

**Maintenance:** Currently £4,475 per annum

**Ground Rent:** Currently £349 per annum

**Lease:** 125 years from 2000 (approximately 102 years remaining)

**COUNCIL TAX BAND: E**

**EPC RATING: C**

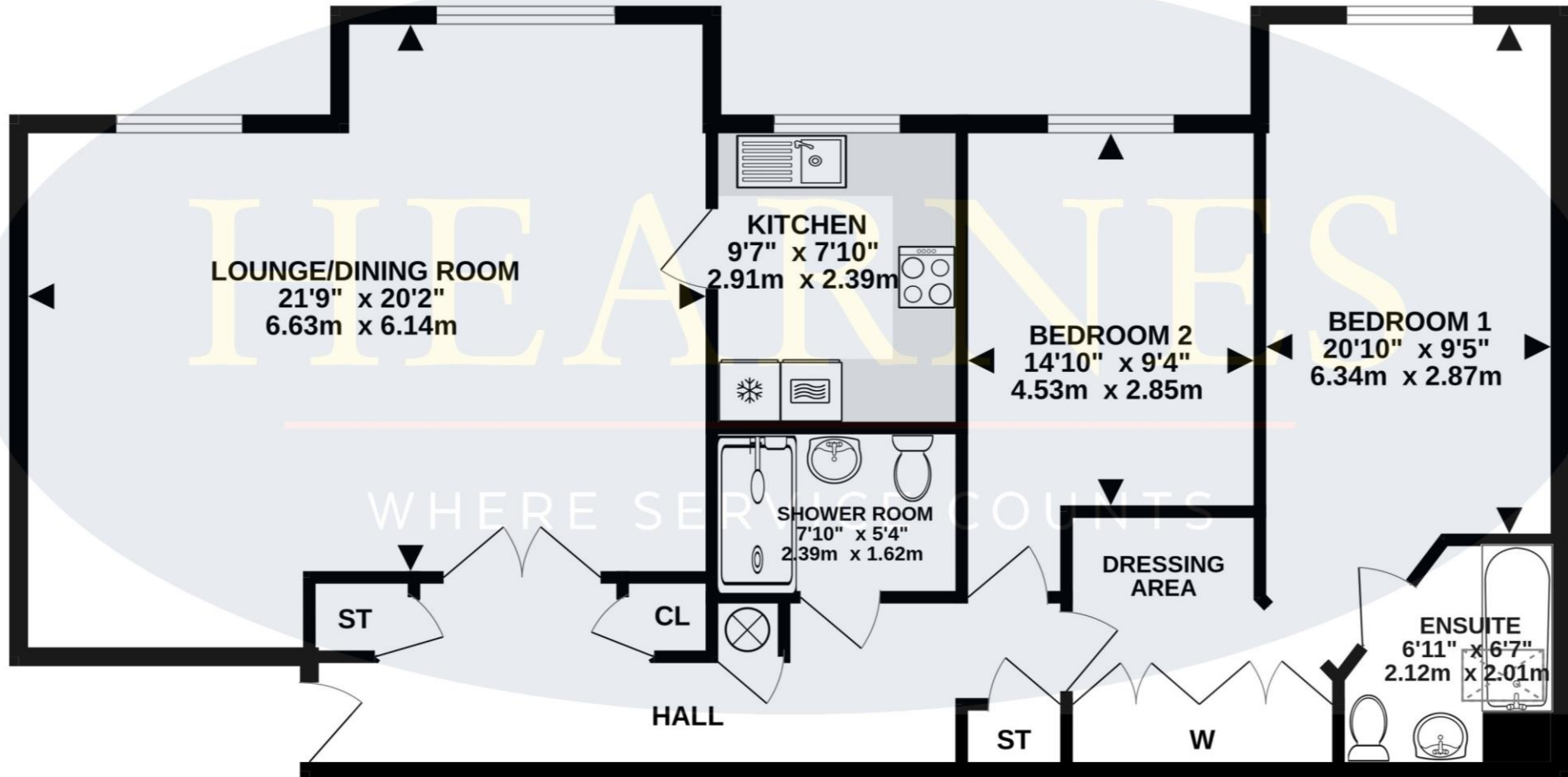
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

