



**Bramley Court, 28 Bramley Road
Ferndown, Dorset, BH22 9JJ**

LEASEHOLD (Share of Freehold)

PRICE £195,000

“Tastefully modernised maisonette with private entrance, Share of Freehold, private garage and no chain”

A unique maisonette style apartment situated on the first floor having been extensively modernised and redecorated throughout to a very high standard.

The block is situated at the head of a quiet cul-de-sac adjacent to Wimborne Road providing access to regular bus routes and shops, whilst Ferndown town centre is only 500 yards away.

- **Private ground floor entrance** to the side of the building
- **Ground floor entrance lobby** with stairs to first floor and storage space beneath the stairs on a tiled floor. Electric meter
- **First floor landing** with door to the hallway and double glazed window
- **Hallway** with double doors to airing cupboard and hatch to loft
- **Refitted kitchen** in a stylish, contemporary high gloss base and wall mounted units, worktops, tiled flooring, integrated oven & inset halogen hob with extractor hood over, resin sink unit with mixer taps and double glazed window above to the side aspect, space, power and plumbing for washing machine, integrated fridge
- **Bedroom** with double glazed window to the rear aspect, double doors to wardrobe, door to en-suite, electric slimline heater
- The contemporary **en-suite bathroom** is fitted in a panelled bath with mixer taps and shower attachment, glazed shower screen and tiled splashbacks, close coupled WC, wash hand basin with vanity storage beneath, heated towel rail, opaque double glazed window
- **Lounge/dining room** has double glazed window to the front aspect providing wonderful roof top views across Ferndown, two modern slimline electric heaters
- Outside a **communal driveway** leads to the privately owned **single garage with additional parking bay**
- The **communal grounds** are well maintained with a pathway to the flats front door
- Further benefits include; new carpets, brand new slimline electric heaters, solid oak doors, modern blinds on all windows, wall lights and double glazing

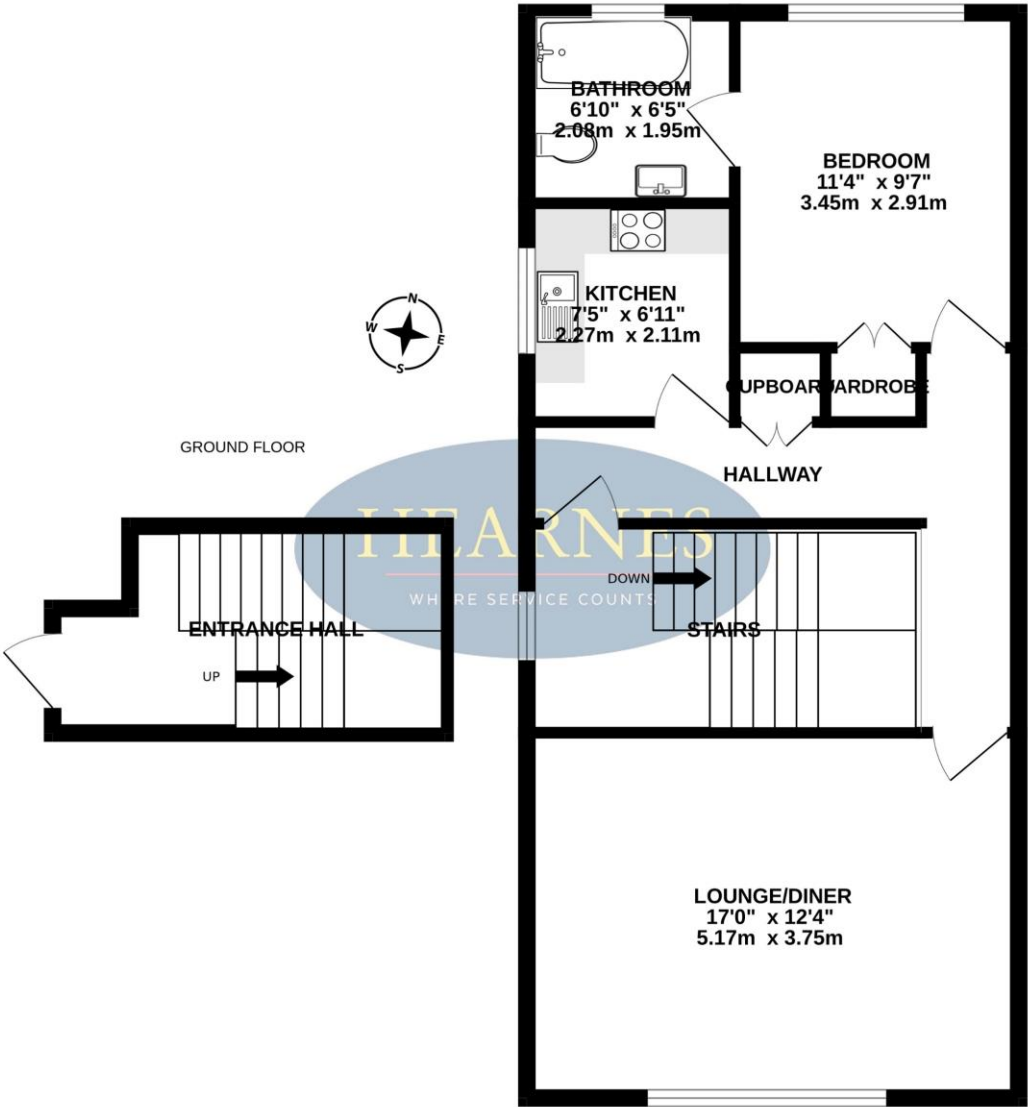
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is approximately 500 yards away.

LEASE:	Share of Freehold on a 999 year lease
MAINTENANCE:	£1,546 per annum
GROUND RENT:	none
Letting is permitted	
COUNCIL TAX BAND: A	EPC RATING: D

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.



1ST FLOOR



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.
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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

