



HEARNES

WHERE SERVICE COUNTS

Heathlands Lodge
6-8 West Moors Road, Ferndown, BH22 9DS

LEASEHOLD PRICE

£235,000

This well proportioned modern apartment is situated in an attractive development of two main purpose built blocks set within landscaped communal grounds beyond secure automated gates.

The apartment is situated in block A on the first floor (top) and accessed via a security entry phone and communal hallway.

The accommodation comprises; two double bedrooms served by a stylish en suite and main bathroom together with a wonderful expansive living/dining space with vaulted ceiling and door leading to a fitted modern kitchen.

Other benefits include gas central heating, double glazing, 123 year lease, allocated parking, private storage shed and vacant possession.

- **Communal entrance** with stairs rising to the first floor
- Secure fire door giving access to a private lobby housing the electric box and fuses. Personal secure front door to the entrance hall
- L shaped **entrance hall** with hatch to loft space, wall mounted security entry phone, doors to all rooms
- Exceptional **living/dining room** with vaulted ceiling and inset spotlights, feature double glazed window to the side aspect, doorway leading to the kitchen
- Fitted modern **kitchen** with a comprehensive range of base and wall mounted units, adjoining worktops, 1.5 bowl single drainer sink unit, space and power for washing machine, integrated AEG oven and inset 4 ring gas hob with extractor above, integrated and concealed tall standing fridge freezer, cupboard housing gas combination boiler, tiled splashbacks, inset spotlights and tiled flooring
- **Bedroom one** has a double glazed feature window to the side aspect, range of fitted wardrobes with stylish sliding doors, inset spotlights and door leading to:
- Modern fitted en suite **shower room** comprising recessed shower cubicle with wall mounted shower attachment, WC, vanity unit with inset wash hand basin, part tiled walls and flooring, extractor fan
- **Bedroom two** with velux windows to both front and side aspects
- Well presented and modern **bathroom** with matching suite comprising tiled panelled bath with wall mounted shower attachment and glazed shower screen, vanity unit with Monobloc inset wash hand basin and mixer taps, WC, extractor fan, heated towel rail, attractive tiled walls and flooring

Outside

- The property is set within a prime location with convenient access of Ferndown, West Moors, a local Sainsburys Superstore and access to the A31 commuter routes. The surrounding **communal grounds** are well maintained with visitor parking, bin store and large expanse of communal lawn

Agents Note: Pets allowed at management discretion

Lease: 143 years from 29/9/2006

Maintenance: £869.54 payable every 6 months

Ground Rent: £367.00 per annum

“Stylish two bedroom modern apartment with parking and no chain ”

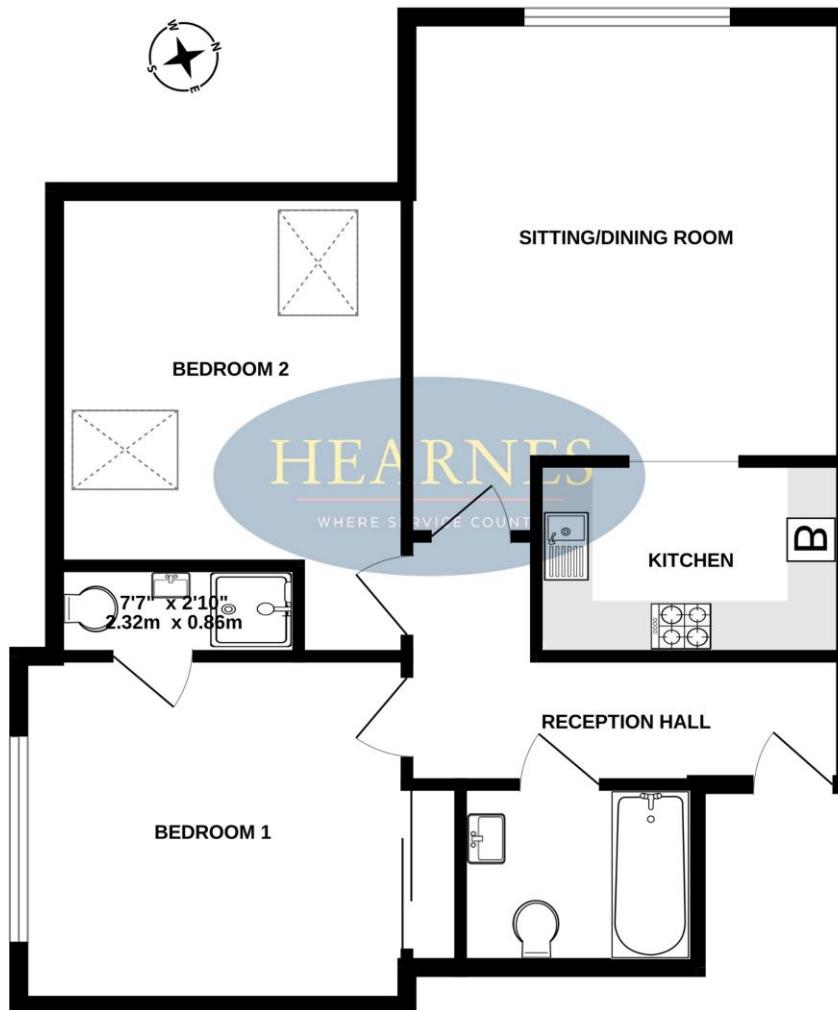


COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

FIRST 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

