

FOR SALE  
**HEARNES**  
01202 85000



**Pembrook House, 523 Wimborne Road East  
Ferndown, Dorset, BH22 9NH**

# LEASEHOLD PRICE

## £175,000

***“A conveniently located apartment with an extended lease and no chain”***

This well-presented and generous sized one double bedroom first floor apartment has allocated parking and now comes to the market offered with no onward chain.

This light and spacious apartment also benefits from an extended lease and is conveniently located less than ½ a mile from Ferndown’s town centre.

- **One double bedroom first floor apartment with allocated parking and no chain**
- Communal entrance hall with stairs leading to a communal first floor landing
- Good sized **entrance hall**
- **14ft Lounge/dining room**
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, wc, pedestal wash hand basin and fully tiled walls
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess for a fridge/freezer, recess and plumbing for a washing machine and tiled splashbacks
- **Double bedroom** with double wardrobe
- Well-kept **communal gardens** offering a high level of seclusion, are predominantly laid to lawn and surrounded by well-stocked flower beds
- The property has **one allocated parking space**, with a further area designated for **visitors parking**
- **Further benefits** include an extended lease, gas-fired heating system, double glazing and **no chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**Lease:** 189 years from June 1996

**Maintenance:** £2,500 per annum

**Ground Rent:** Peppercorn

**COUNCIL TAX BAND: B**

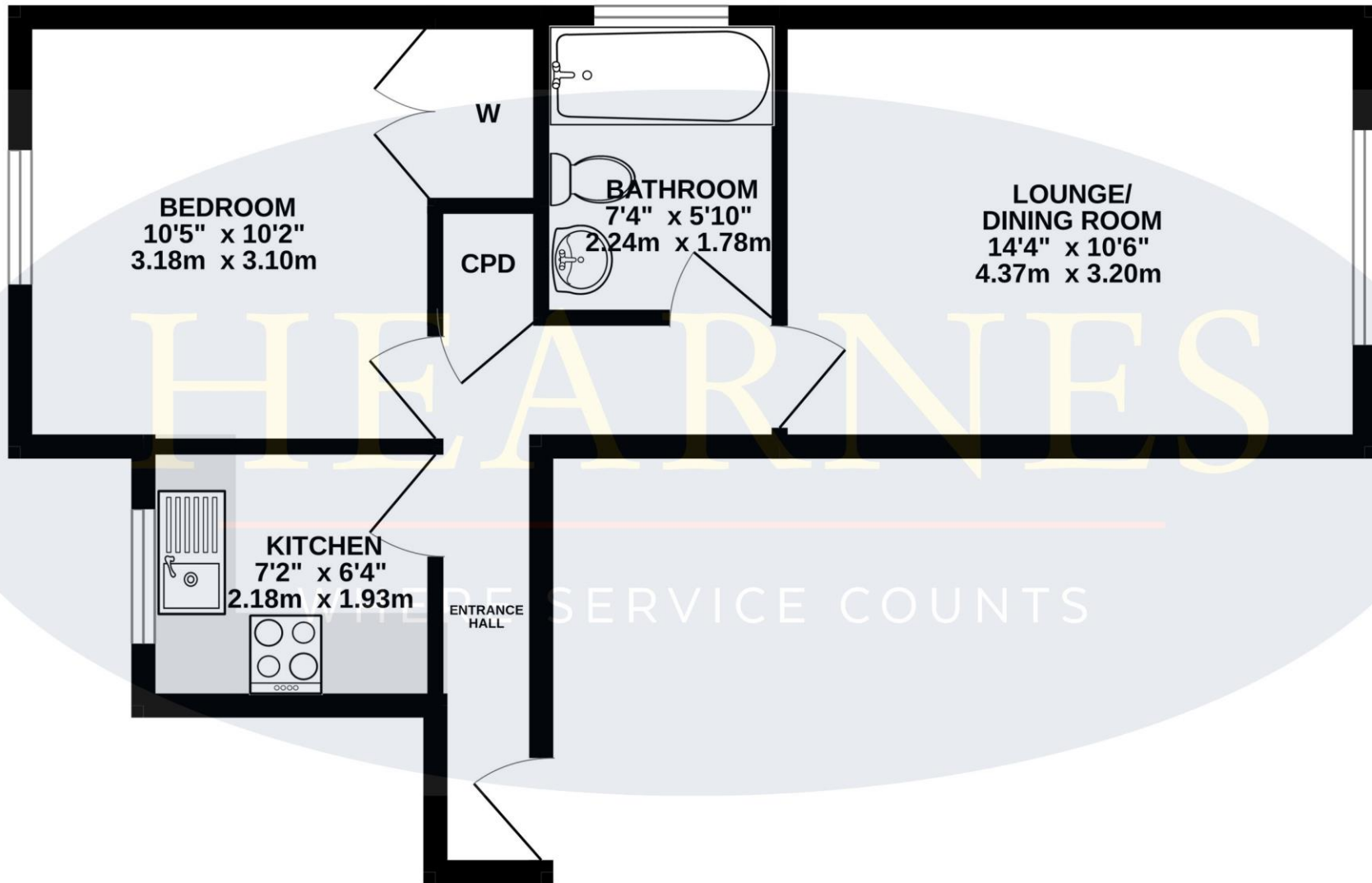
**EPC RATING: C**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

TOTAL FLOOR AREA : 418 sq.ft. (38.8 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 ©2024



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

