



**Chine Glade, 221 Christchurch Road
Ferndown, Dorset BH22 8SX**

LEASEHOLD

GUIDE PRICE £250,000

“Stylish modern apartment providing two double bedrooms, ensuite and bathroom in exceptional gated development, close to shops with no chain”

*** GUIDE PRICE £250,000 to £255,000 ***

A wonderfully appointed first floor apartment comprising two bedrooms served by contemporary ensuite and separate bathrooms, a bespoke refitted kitchen/breakfast room and spacious dual aspect living/dining room, allocated parking within a secure gated driveway and communal grounds. The flat is accessed via a communal hall shared with only one other flat in a small intimate and attractive modern block built in 2005 in this highly desirable location.

Other benefits include replacement gas combi boiler (2020) double glazing, access to private spacious loft space, solid quality doors, allocated parking and visitor spaces and secure automated gates.

This prime location provides access to nearby Parley shops, including Tesco, a Post Office/Pharmacy and regular bus routes, together with a recent Lidl supermarket and Hurn Airport.

- **Ground floor entrance** shared with one other flat with security entry phone
- **Entrance hall** – cupboard housing electric meter, wall mounted entry phone, hatch to loft space
- **Living/dining room** – wonderful dual aspect, double glazed windows to side and rear with views over the communal grounds facing due South
- **Kitchen/breakfast area**, stylish refitted kitchen comprising a range of base and wall mounted units, soft close drawers, integrated ‘Miele’ oven and inset four ring gas hob, with extractor oven, concealed built in fridge/freezer unit, sink unit with double glazed window above overlooking the gardens, concealed washing machine, **Integrated AEG microwave**, breakfast bar, contemporary slate effect splashbacks and matching worktops
- **Bedroom one** – double glazed window, fitted modern wardrobes with door to
- **Ensuite** – contemporary refitted suite comprising dual width shower cubicle, monobloc wash hand basin, WC, double glazed Velux window
- **Bedroom two** – double glazed window, free standing wardrobes included
- **Bathroom** – superb modern suite with fully tiled walls and flooring, panelled bath with glazed shower screen, vanity unit with wash hand basin, WC, extractor fan, chrome radiator, towel rail

Outside

- The buildings’ corner location **provides excellent privacy** with remote security gate to the property with designated bin store, **visitor parking and allocated parking** to the flat adjacent to the front door.
- The **communal gardens** are well maintained with mature trees, shrubs and borders, all with a **South Westerly aspect**

Tenure: Leasehold with 106 years remaining on a 125 year lease

Ground Rent: £200 per annum (Non reviewable)

Maintenance: £1,200 per annum

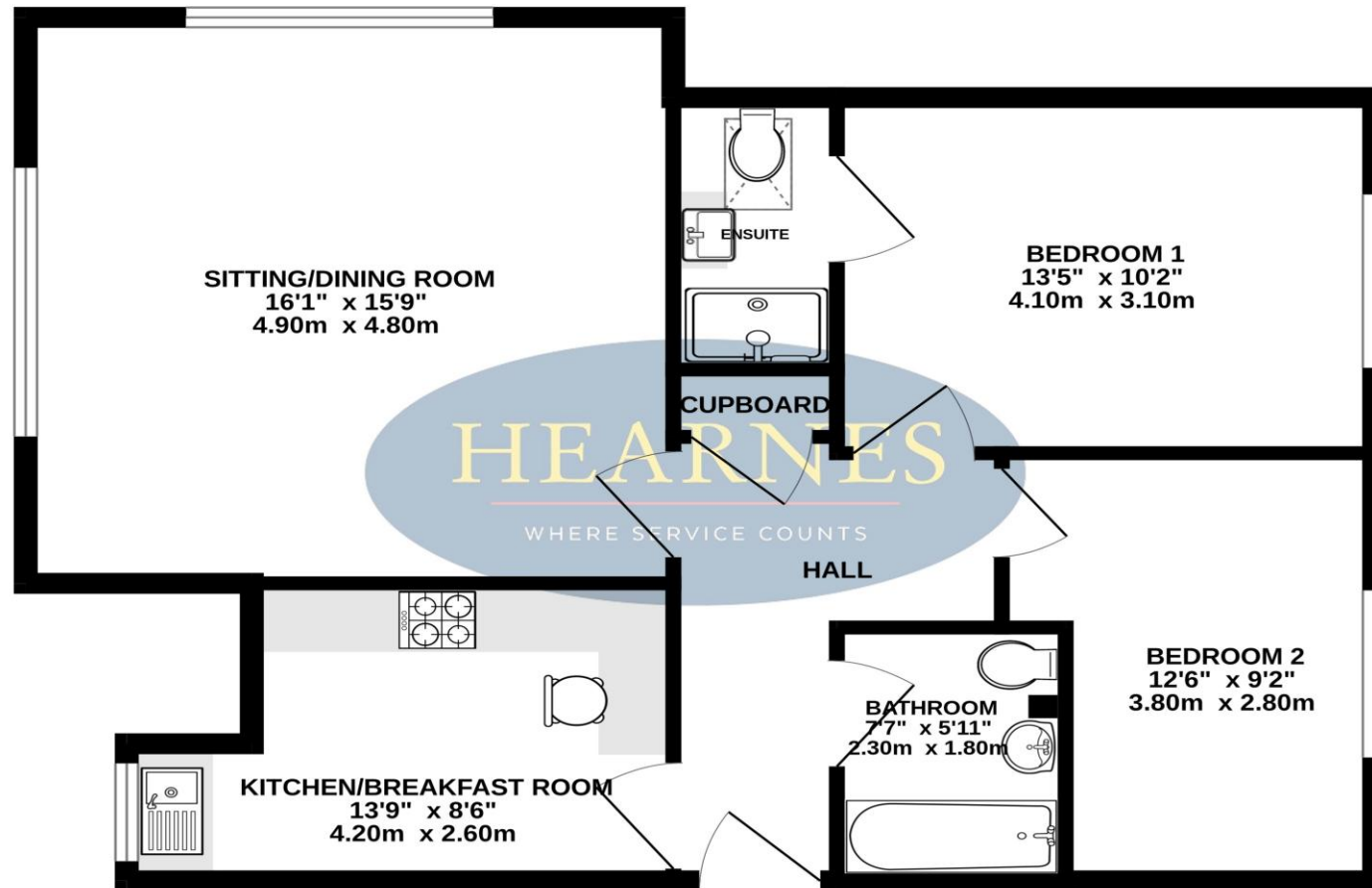
COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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
736 sq.ft. (68.4 sq.m.) approx.



CHINE GLADE

TOTAL FLOOR AREA : 736 sq.ft. (68.4 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

