



Amberwood Lodge,
418 Ringwood Road, Ferndown, BH22 9AX

LEASEHOLD

GUIDE PRICE £220,000

“A town centre apartment with parking and a lift, designed for residents aged over 55”

This superbly positioned and generous sized two bedroom, one bathroom, one shower room top floor apartment has a lift and parking.

Amberwood Lodge is an exclusive development for residents over the age of 55 and is conveniently located less than 50 metres from Ferndown town centre.

- **Two bedroom second floor apartment with a lift in the town centre**
- Spacious **entrance hall** with a storage cupboard, airing cupboard, loft access via pull down ladder which is partly boarded
- Modern **kitchen** incorporating ample rolltop work surfaces with a good range of base and wall units, integrated oven, grill, induction hob and extractor, recess for fridge/freezer, 1.5 stainless steel sink unit and drainer, tall larder cupboard, Neff integrated washer dryer, attractive tiled splashbacks and tiled floor
- Dual aspect **lounge/dining room** with a living flame electric fire with an attractive surround
- **Bedroom one** is a good sized double bedroom with a fitted double wardrobe
- Spacious **en-suite shower room** incorporating a good sized corner shower cubicle, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, partly tiled walls and tiled floor
- **Bedroom two** is a good sized single bedroom and benefits from a fitted wardrobe with mirrored sliding doors
- **Bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, partly tiled walls, tiled floor
- There is an area designated to **residents and visitors parking**
- The residents of Amberwood Lodge are also able to access the care home for meals at a reduced cost. There is an emergency pull cord in every room
- **Further benefits** include double glazing and electric heating

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

Lease: 125 years from 2016
Maintenance Charge: £1,300 every 6 months including ground rent
Ground Rent: £85 per annum

COUNCIL TAX BAND: D **EPC RATING: C**

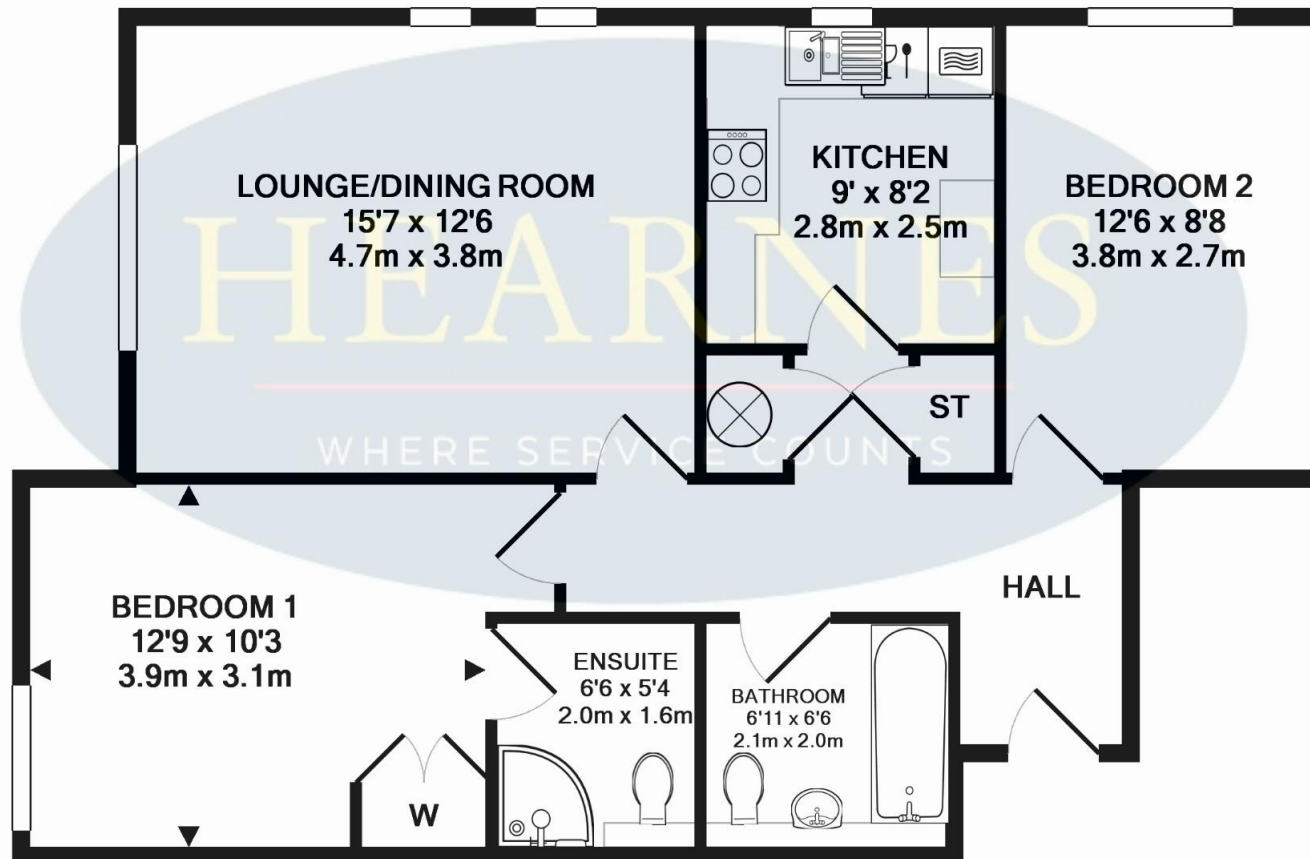
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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