



THE GABLES

HEARNES

WHERE SERVICE COUNTS

**12-14 The Gables, Manor Close,
Ferndown, BH22 9FH**

LEASEHOLD (Share of Freehold)

GUIDE PRICE £425,000

“An immaculately presented and superbly positioned apartment with a lift, share of freehold and no chain, approximately 500 metres from the town centre”

This conveniently located and generous sized three bedroom, one bathroom, one shower room first floor apartment has a generous sized secluded westerly facing balcony, a lift, carport space and allocated secure store room.

The Gables was originally constructed by Penny Farthing homes and this particular apartment has been owned by the current owner from new.

The property is sold with a share of the freehold and now comes to market with no onward chain. The Gables is conveniently located approximately 500 metres from Ferndown's town centre.

- **Three bedroom first floor apartment with a lift, share of freehold and no chain**
- **Communal entrance** hall with stairs and passenger lift rising to the first floor communal landing
- **Entrance hall** with double and single coat cupboard
- **A utility room** with space for condensing tumble dryer, recess and plumbing for washing machine, tiled floor and a cupboard housing the hot water tank and air circulation system
- **17' x 16' spacious lounge/dining room** with feature fireplace, ample space for dining table and chairs and French doors leading out onto the balcony
- **10' balcony** which faces a westerly aspect, offers an excellent degree of seclusion and is enclosed by a glass and steel balustrade whilst enjoying glorious views over the immaculately kept communal gardens
- Modern **kitchen/breakfast** room incorporating low level worktops with low level breakfast bar, good range of base and wall units with underlighting, Bosch integrated oven, grill, hob and extractor, Bosch dishwasher, recess for fridge/freezer, tiled floor, cupboard housing wall mounted gas fired boiler and window overlooking the communal gardens
- **Bedroom three/study** which is currently being used as an study
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- Spacious **family bathroom** finished in a stylish white suite incorporating a panel bath with mixer taps and shower attachment, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The property is conveyed with **one allocated car port space**, and a secure lockable store room with a further area of parking designated for visitors and residents
- All residents have use of the beautifully kept communal gardens
- **Further benefits include entry phone intercom system, double glazing, gas fired heating system and the property now comes to market offered with no onward chain**

Lease: 991 years remaining
Maintenance Charge: Approximately £1,083.40 every 6 months
Ground Rent: None

Ferndown offers an excellent range of shopping, leisure and recreation facilities. Ferndown also has a championship golf course on Golf Links Rd. The clubhouse for the golf course is located less than one mile away.

COUNCIL TAX BAND: D

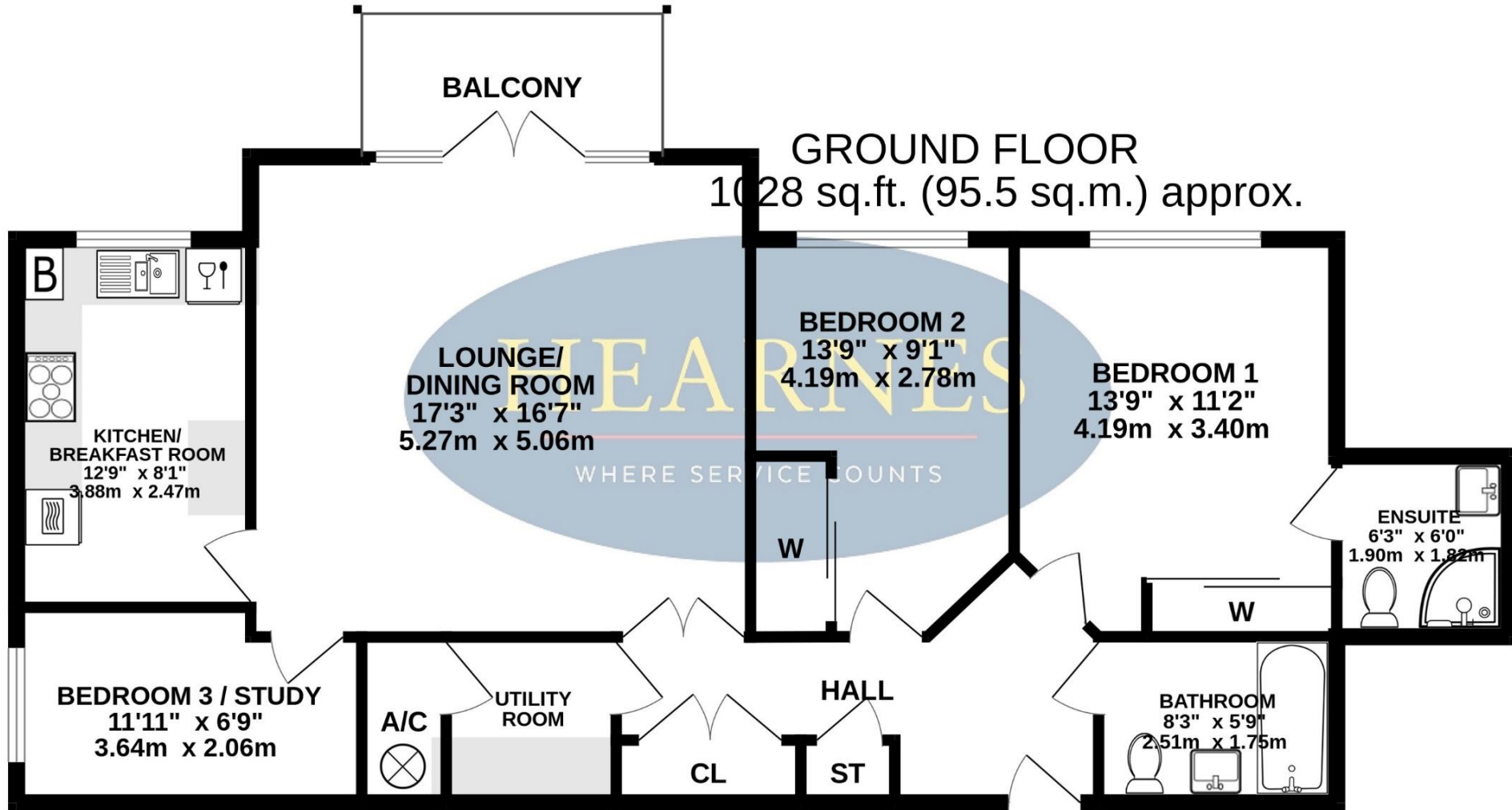
EPC RATING: C



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TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

