



Beaufoy's Court,
Beaufoy's Avenue, Ferndown, BH22 9RQ

LEASEHOLD (Share of Freehold)

PRICE GUIDE £375,000

“A recently refurbished garden apartment with a share of the freehold and garage”

This immaculately presented and modernised three double bedroom, one bathroom, one shower room ground floor garden apartment has its own private patio and a single garage.

This generous sized 1,300 sq ft ground floor garden apartment has been upgraded and improved by the current owners and also had the added benefit of being sold with the Share of the Freehold.

Beaufoy's Court is situated in a sought after yet convenient location on Beaufoy's Avenue less than 1 mile from Ferndown town centre.

- **Three double bedroom ground floor garden apartment with single garage**
- 16' x 16' spacious **entrance hall** with two storage cupboards
- 19' x 15' Light and spacious **lounge/dining room** with ample space for dining table and chairs, recently installed living flame coal effect electric fire with limestone surround and sliding patio doors leading out onto on a private patio area
- The **patio area** has been re-laid, offers an excellent degree of seclusion and enjoys glorious views over the adjoining well kept communal garden
- The **kitchen/breakfast room** has been recently re-fitted and incorporates ample rolltop work surfaces with a low level breakfast bar, good range of base and wall units with underlighting, an excellent range of integrated Neff appliances to include induction hob with extractor canopy above, oven with sliding eye door, washing machine and dishwasher, space for an American style fridge freezer, cupboard housing a replacement wall mounted gas fired combination boiler and attractive tiled splashbacks
- **Bedroom one** is a large 16' double bedroom
- **En-suite wet room** incorporating a good size walk-in shower area, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom enjoying a dual aspect with fitted wardrobes
- **Bedroom three** is also a double bedroom with a fitted double wardrobe currently being used an office
- Spacious and re-fitted **family bathroom** finished in a white Heritage style suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls
- The property is conveyed with a single **garage** which is located in a nearby block, has a remote control up and over door, light and power
- There is an area designated for **visitors parking**
- All residents have the use of the beautiful kept **communal gardens** which is stocked with many ornamental plants and shrubs
- **Further benefits** include double glazing, a gas fired heating system with a recently replaced boiler, an entry phone intercom system and an alarm system

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

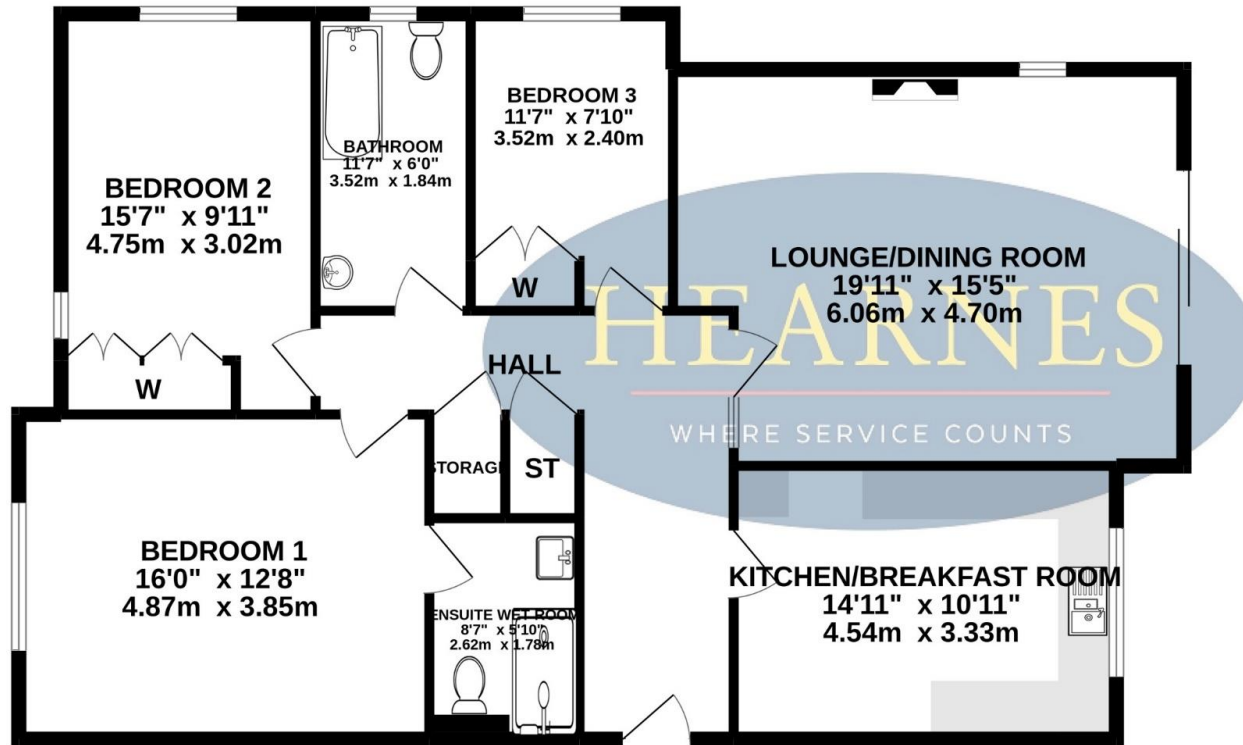
Lease: 999 years from 1981
Maintenance Charge: currently £2,170 per annum (April 2022 – March 2023)

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

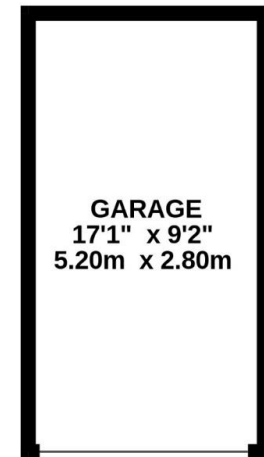
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
1178 sq.ft. (109.5 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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

