



**Pembroke House**  
**24 Dudsbury Avenue, Ferndown BH22 8DU**

# LEASEHOLD

## GUIDE PRICE £315,000

*“A superbly positioned ground floor garden apartment with allocated parking”*

This immaculately presented and conveniently located two double bedroom, two shower room ground floor garden apartment has its own private patio and allocated parking. The property enjoys a convenient and sought after location approximately 900 metres from Ferndown’s town centre.

- **Two double bedroom ground floor garden apartment with its own private patio**
- Spacious **entrance hall** with coat cupboard and useful utility cupboard which houses a washing machine and tumble dryer
- 17ft **Dual aspect lounge/dining room** with a box bay window and French doors opening out onto a private patio area and offering glorious views over the large, well stocked and mature communal gardens
- Modern **kitchen** beautifully finished with extensive granite worktops and upstands and excellent range of Bosch integrated appliances to include fridge, freezer, oven, hob and extractor hood and dishwasher with polished porcelain floor and window offering a pleasant outlook over the communal gardens
- **Bedroom one** is a good size double bedroom with a dressing area and fitted wardrobe
- **En-suite shower room** finished in a Villeroy & Bosch modern suite incorporating a good size shower cubicle, floating wash hand basin, WC with concealed cistern and tiled floor
- The **second bedroom** is also a good size double bedroom
- **Wet room** finished in a Villeroy & Boch suite incorporating a walk-in shower area, floating wash hand basin and WC
- The property has some lovely finishing touches to include oak veneer internal doors, a security alarm, entryphone intercom system, double glazing and a gas fired heating system
- The property is also coming to the market offered with **no onward chain**
- This ground floor garden apartment is conveyed with **one allocated parking space** as well as an area designated for **visitors parking**. The **communal gardens** offer an excellent degree of seclusion and are beautifully kept

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

**LEASEHOLD:** 114 Years remaining approximately  
**MAINTENANCE:** £1,100 Half yearly approximately  
**GROUND RENT:** £250 per annum approximately

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

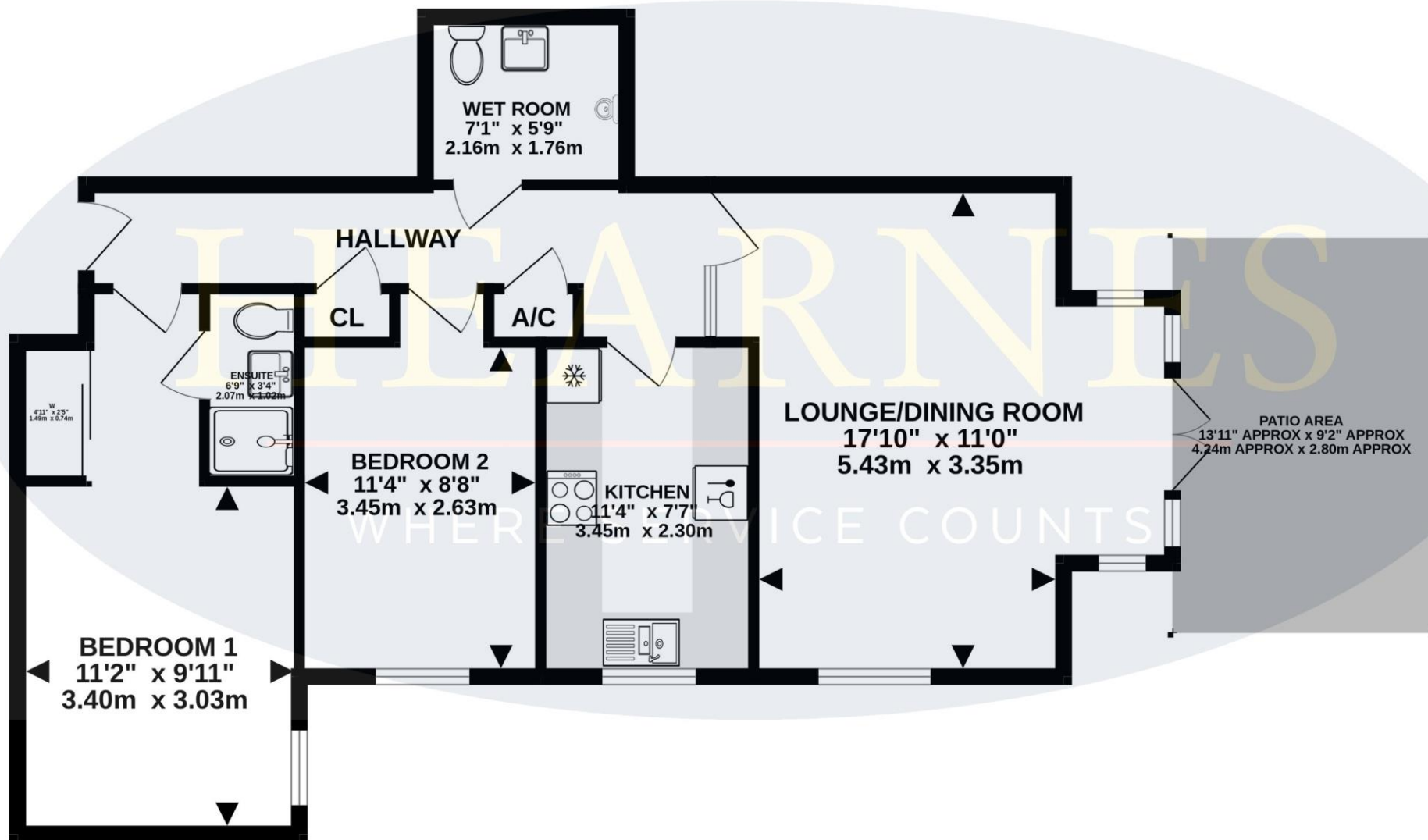
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 786sq.ft. (73.0 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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