



OAKHAM
GRANGE
1960 | 1968



Oakham Grange, Manor Close
Ferndown, Dorset BH22 9BD

LEASEHOLD GUIDE PRICE

£225,000

“A recently modernised ground floor apartment with a garage approximately 400 metres from the town centre”

This superbly positioned and recently modernised two double bedroom ground floor apartment has a single garage located in a nearby block, beautifully kept communal gardens and a lease which is in the process of being extended.

The current owners have managed to create a light, spacious and stylish ground floor apartment which enjoys a convenient location approximately 400 metres from Ferndown’s town centre. The property now also comes to the market offered with no onward chain.

- **Two double bedroom ground floor apartment with a garage**
- **Entrance hall**
- **Cloakroom** refitted in a modern white suite
- Modern **kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine and dishwasher, combi-boiler with 10 year guarantee, space for breakfast table and chairs and double glazed window to the front aspect
- 16ft x 14ft Light and spacious **lounge/dining room**
- **Inner hallway** with cupboard housing a gas fired boiler
- **Two double bedrooms**
- Refitted **family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC with concealed cistern, hand basin with vanity storage beneath
- The property is conveyed with a **single garage** which is located in a nearby block
- All residents have the use of the beautifully kept **communal gardens**
- There is also a **communal drying area**
- **Further benefits include:** double glazing, gas fired heating system and no chain

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

LEASEHOLD: 53 Years remaining
(this is in the process of being extended to 999years)

MAINTENANCE: Approximately £1,393.32 half yearly

GROUND RENT: £75 Half yearly - when the lease has been extended there will be no ground rent as it will be sold with a SHARE of the FREEHOLD

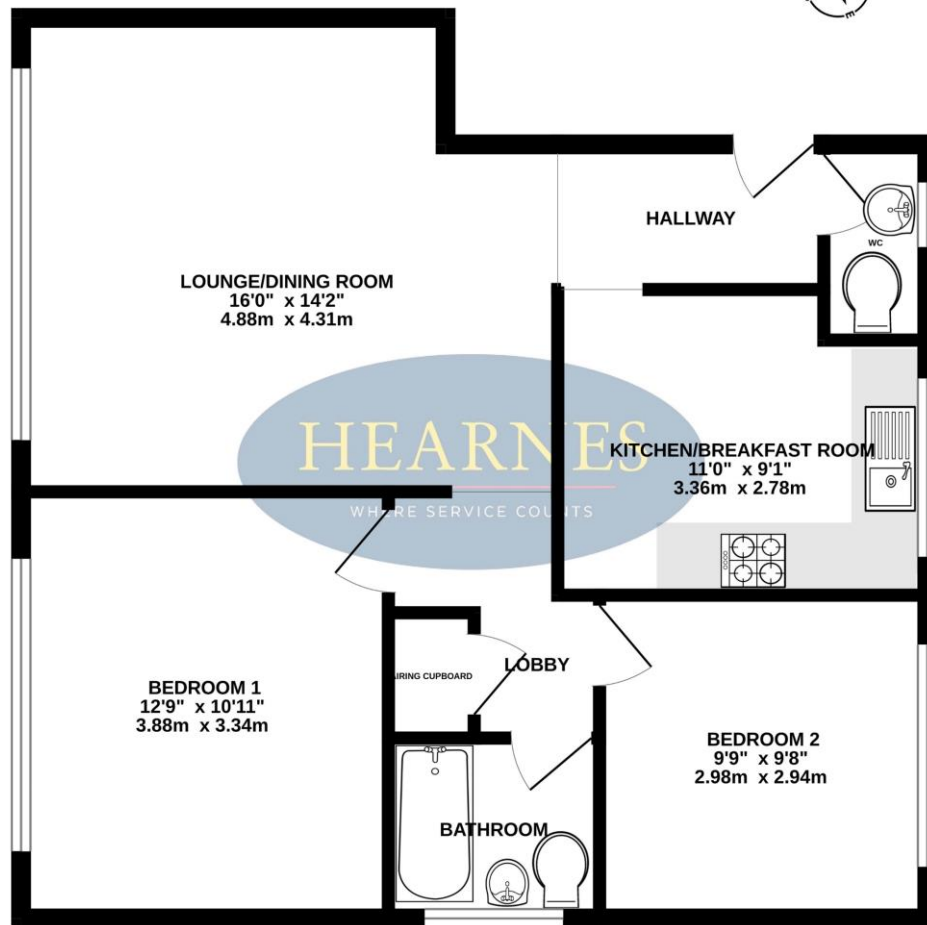
COUNCIL TAX BAND: C

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.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

