



Asking Price

£249,000

Share of Freehold

425 RINGWOOD ROAD, FERNDOWN BH22 9AF



- ◆ TWO DOUBLE BEDROOMS
- ◆ FIRST FLOOR APARTMENT
- ◆ GARAGE
- ◆ GAS FIRED HEATING

A well-portioned two bedroom apartment situated within close distance to Ferndown Town Centre with casual parking and a well-maintained communal garden. No forward chain.

Property

Located on Ringwood Road, Ferndown, this apartment is situated opposite the M&S Food Hall and within easy reach of local shops, amenities and leisure facilities. Situated on the first floor, the accommodation comprises a well-portioned living room, modern fitted kitchen which offers a selection of base and eye level units and two double bedrooms which are serviced by the family bathroom.

The apartment benefits from gas fired heating, double glazing and a single garage. No forward chain.

Additional Information

The apartment block offers casual off road parking and access to the well-maintained communal garden.

Share of Freehold:

999 years from 1 December 2011

Service charge: £125.00 per calendar month. We understand that the water charges and buildings insurance is included with this figure.

Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is a sought after residential area.



Size - 569 sq ft (51.9 sq m)

Heating - Gas fired heating

Glazing - Double glazed

Parking - Ad-hoc parking and a single garage

Garden - Communal gardens

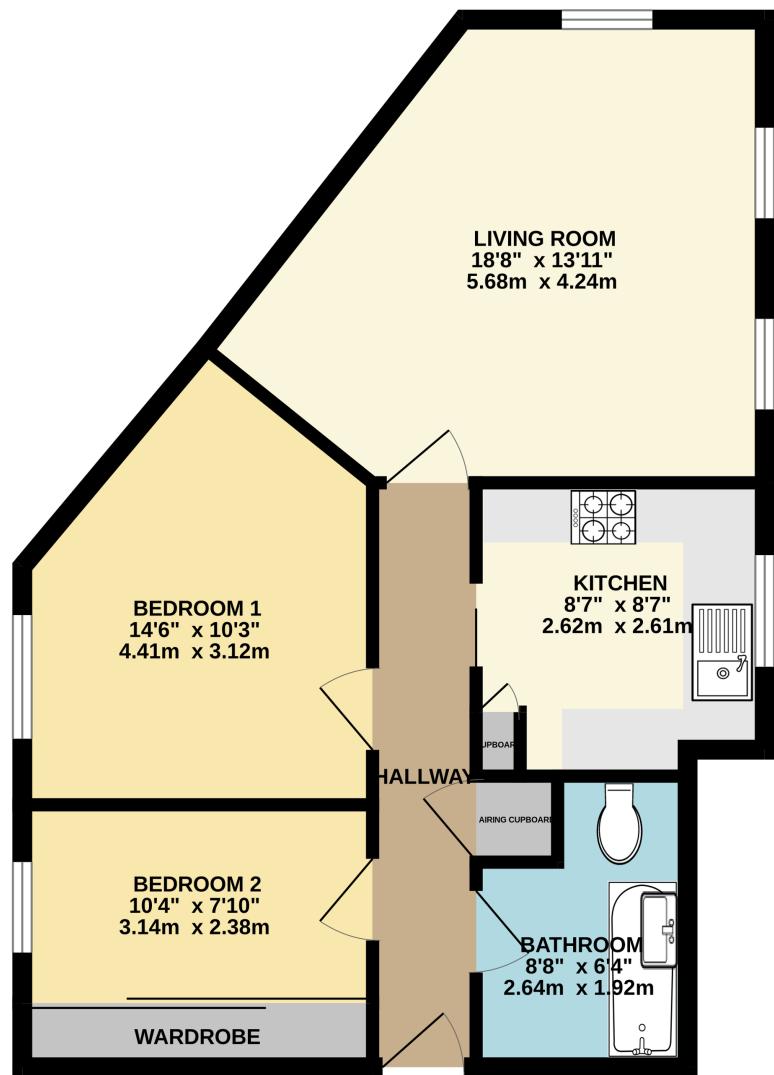
Main Services - Gas, water, electric, drains

Local authority - Dorset Council

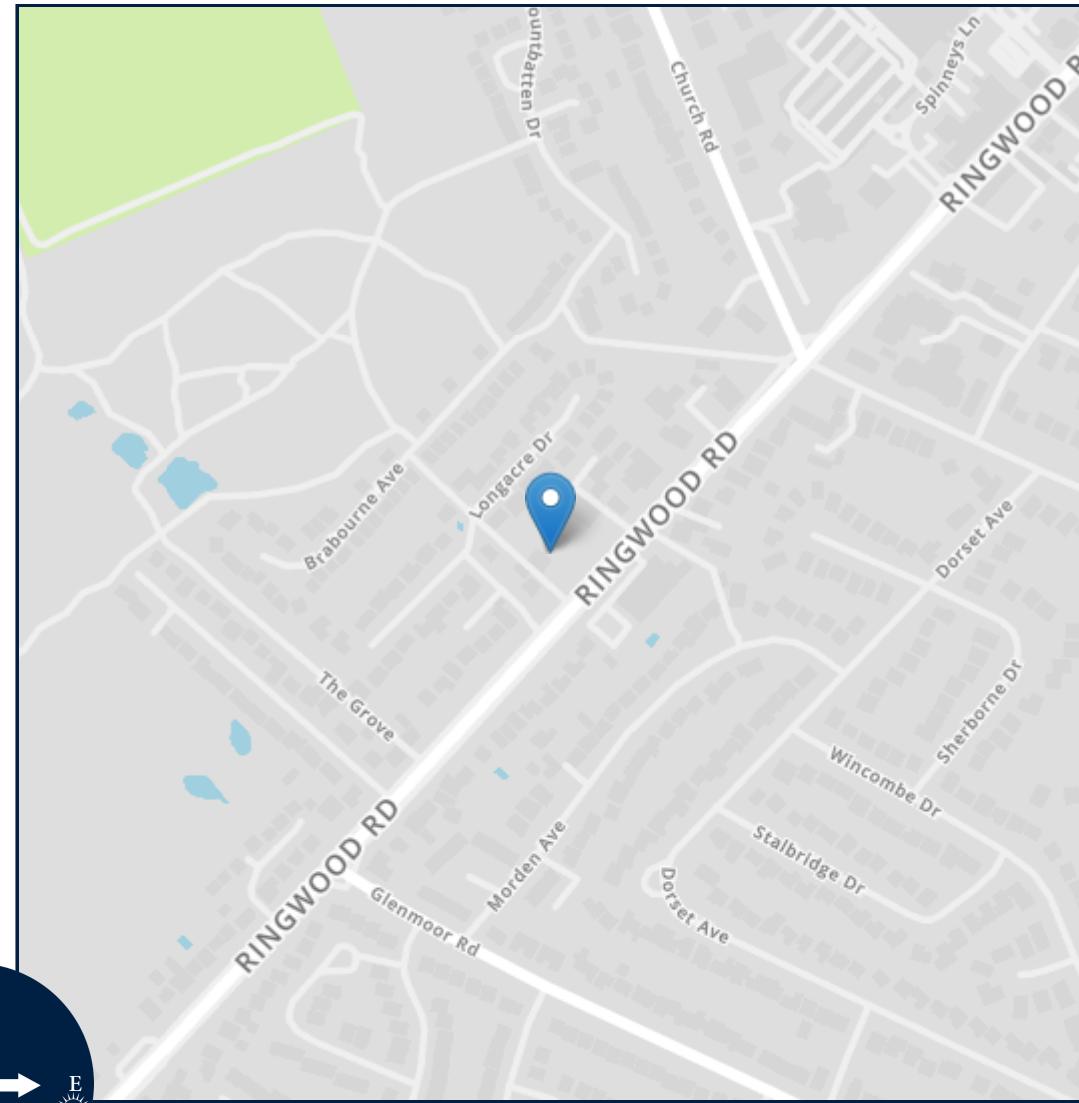
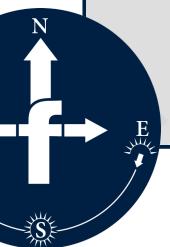
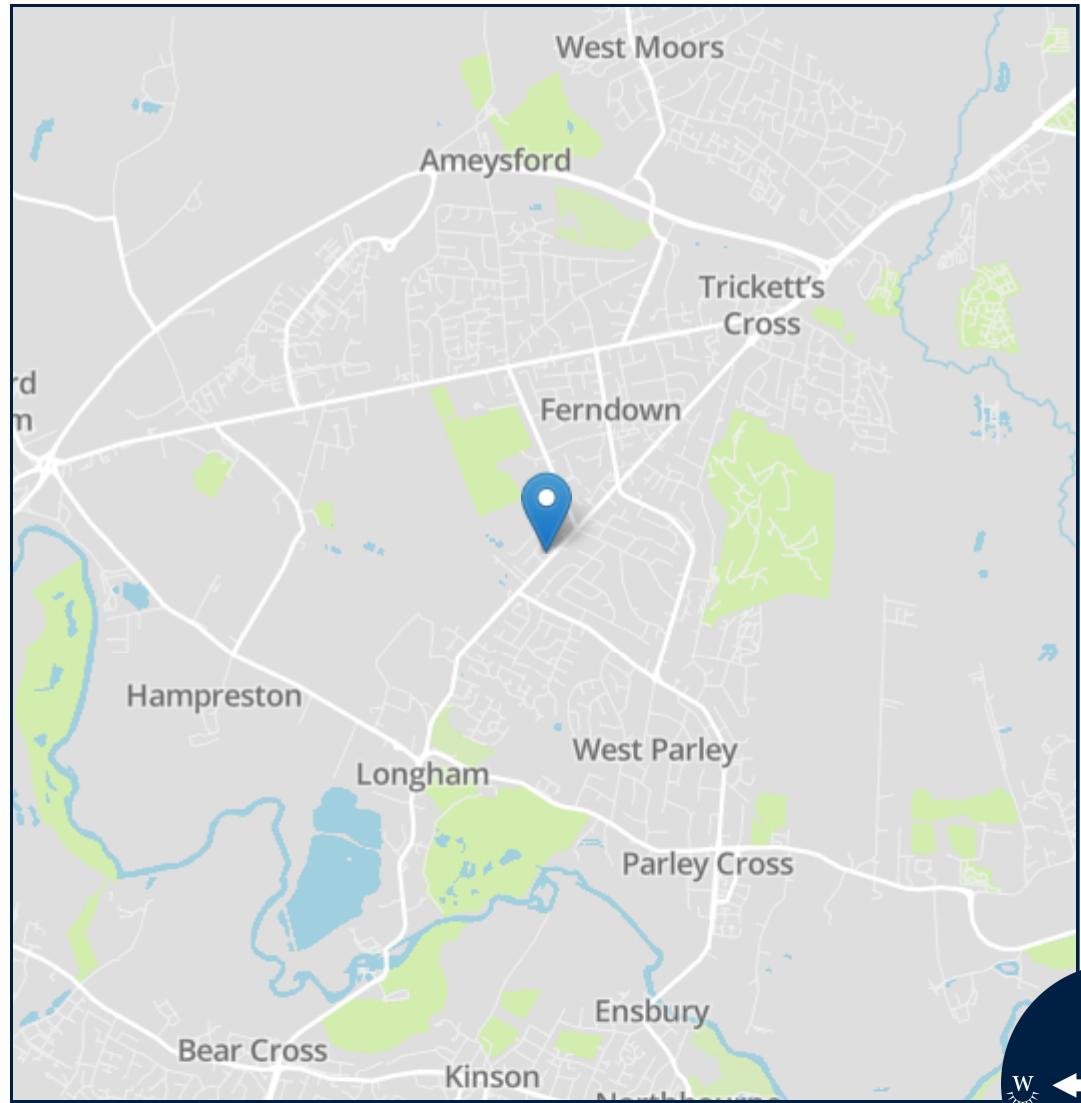
Council tax - Band C

Additional Information:

For information on broadband and mobile signal



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000