

*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.

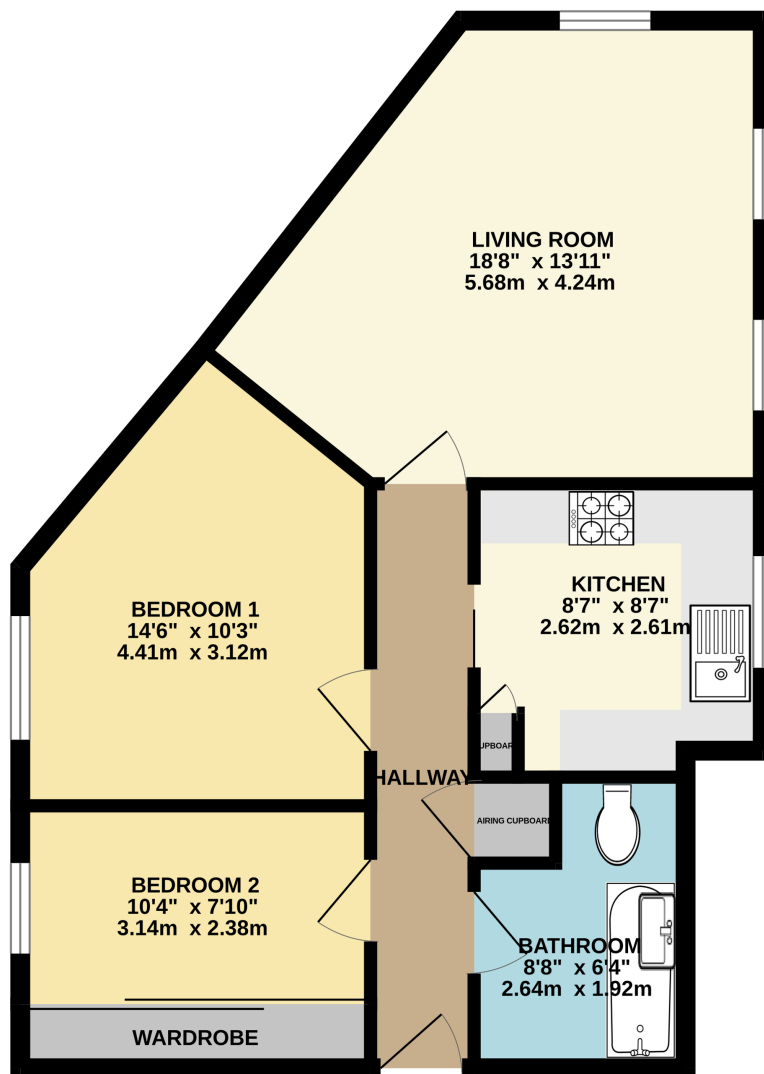
## Location

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.



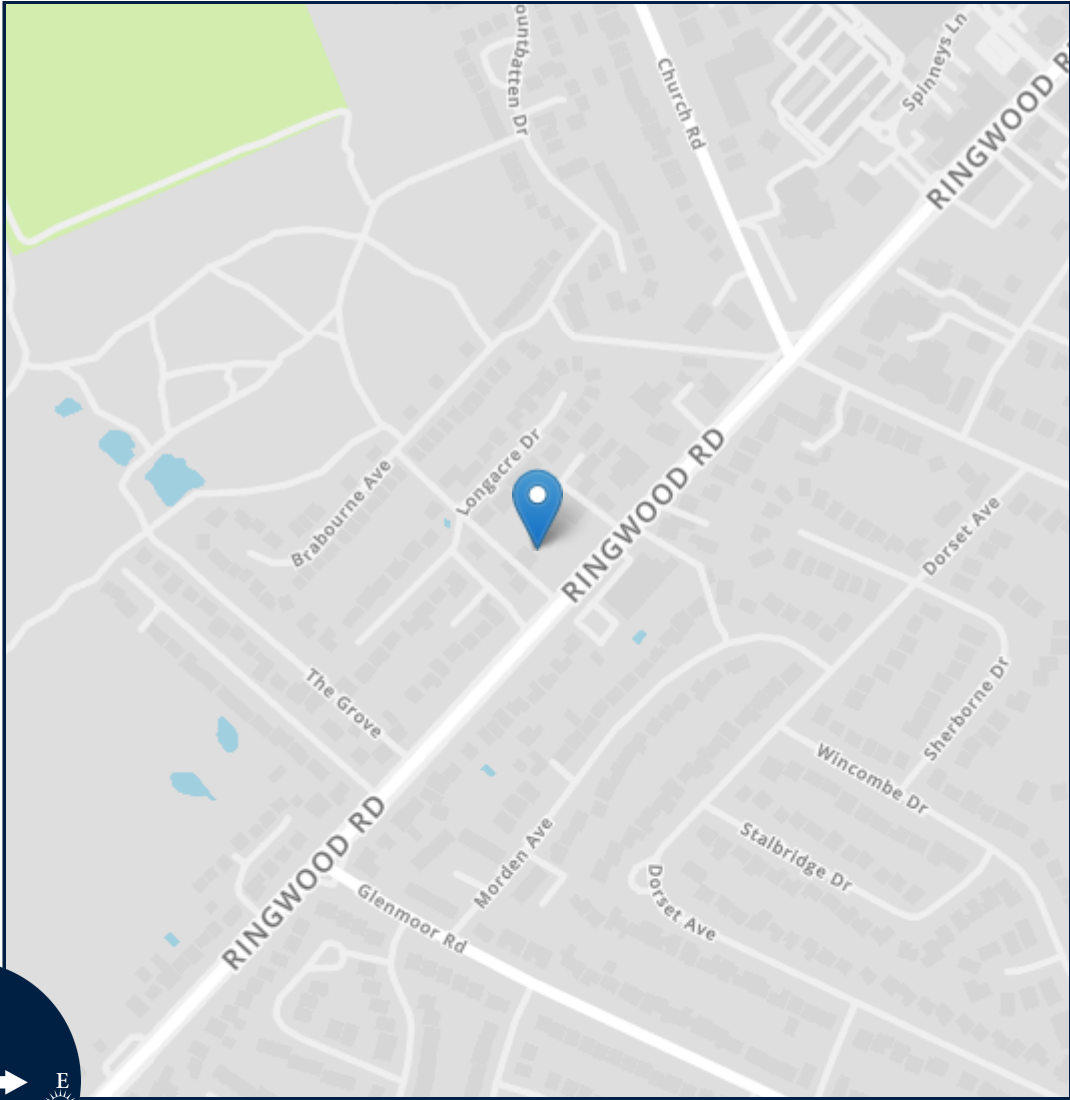
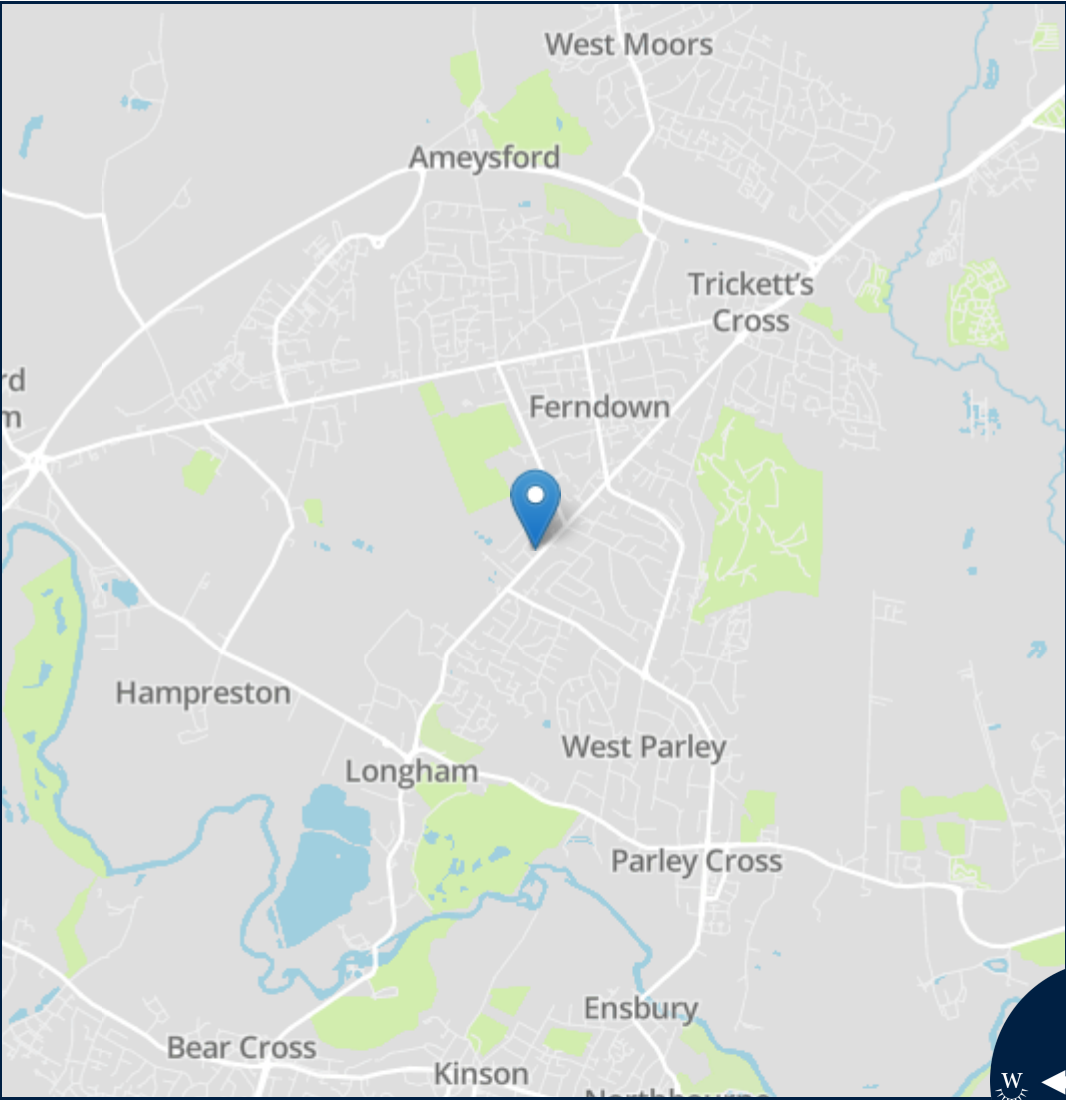
- Size - 569 sq ft (51.9 sq m)
- Heating - Gas fired heating
- Glazing - Double glazed
- Parking - Ad-hoc parking and a single garage
- Garden - Communal gardens
- Main Services - Gas, water, electric, drains
- Local authority - Dorset Council
- Council tax - Band C
- Additional Information:  
For information 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  
Made with Metropix ©2023





Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		76	78
(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	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000