



Amberwood Lodge
418 Ringwood Road, Ferndown BH22 9AX

LEASEHOLD PRICE

£275,000

“A town centre apartment designed for residents aged over 55 and offered with no onward chain”

This superbly positioned and generous sized two double bedroom, one bathroom, one shower room, first floor apartment has a lift and allocated parking, whilst situated in an exclusive development for residents aged over 55 and is conveniently located approximately 50 metres from Ferndown town centre.

This light and spacious first apartment comes to the market offered with no onward chain.

- **A two double bedroom apartment with a lift and no chain**
- 16ft spacious **entrance hall** with storage cupboard and airing cupboard
- **Modern kitchen** incorporating roll top worksurfaces, a good range of base and wall units, integrated oven, hob and extractor, integrated washer dryer, space for fridge freezer
- 16ft dual aspect **lounge dining room**
- **Bedroom one** is a good-sized double bedroom with a fitted wardrobe
- **En-suite shower room** finished with a stylish white suite incorporating a good-sized corner shower cubicle, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, tiled floor
- **Bedroom two** is a generous sized double bedroom
- **Family bathroom** finished in a modern white suite, incorporating a panelled bath with taps and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor
- **Further benefits include:** double glazing, electric heating, emergency careline pullcord in every room and the property is offered with no onward chain

There is an area designated for visitors and residents parking. Residents of Amberwood Lodge are also able to use the facilities at Amberwood House (restaurant, laundry and gardens) join in the daily activities and have meals. There is a charge for laundry and meals.

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

Leasehold: 125 years from 2006

Maintenance: currently approximately £2,433 per annum

Ground rent: currently approximately £175 per annum

COUNCIL TAX BAND: D

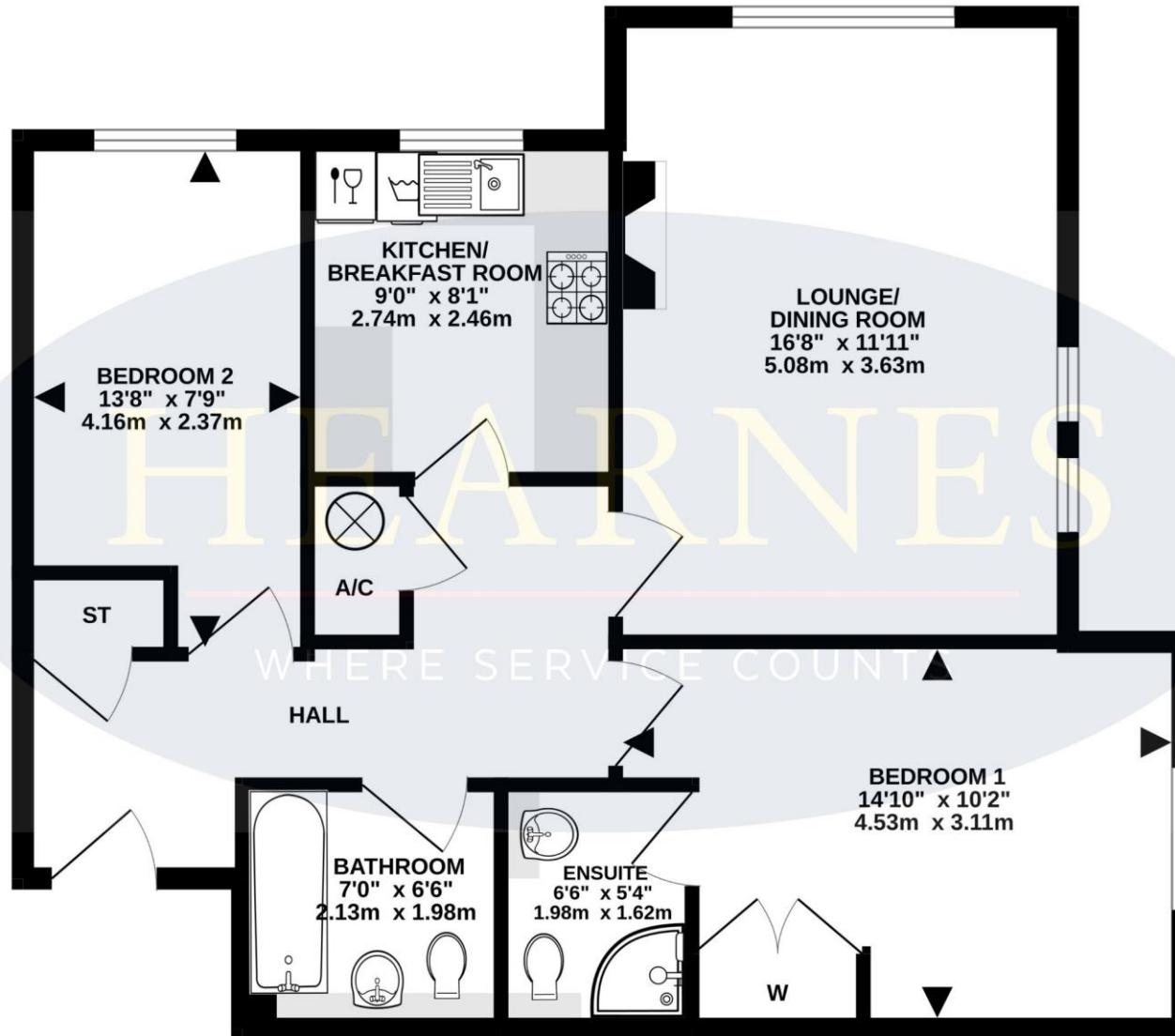
EPC RATING: C



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TOTAL FLOOR AREA : 710sq.ft. (66.0 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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