



BLUE
LAWNS

HEARNES

WHERE SERVICE COUNTS

**Blue Lawns, 5 Dudsbury Crescent
Ferndown, Dorset BH22 8JG**

LEASEHOLD (Share of Freehold)

PRICE £325,000

“A generous sized apartment with a southerly facing balcony, a share of the freehold and a single garage”

This immaculately presented and well proportioned two double bedroom, one bathroom, one shower room first floor apartment with a southerly facing balcony, single garage and allocated parking.

Blue Lawns is situated in a sought after yet convenient location approximately half a mile from Ferndown's town centre and also benefits from having a share of the freehold. The property could also be offered with no onward chain.

- **Two double bedroom first floor apartment with share of the freehold**
- **Entrance hall.** Loft access with pull-down ladder and a good sized airing cupboard
- **17ft Lounge** with sliding patio doors leading out onto the balcony
- **12ft Southerly facing balcony** enjoying a pleasant outlook across the beautifully kept communal gardens
- **15ft Kitchen/dining room** which enjoys a dual aspect having a window offering a glorious view over the communal gardens
- **Kitchen area** incorporates ample roll top worksurfaces with a good range of base and wall units, integrated Neff electric double oven, Neff gas hob with extractor hood above with recess for all other appliances. There are attractive splashbacks and a recently replaced wall mounted Worcester Bosch gas fired boiler
- **Dining area** has ample space for dining table and chairs
- **Bedroom one** has an excellent range of fitted bedroom furniture to include three single wardrobes and a double wardrobe, drawer storage and bedside cabinets with cupboards over the bed recess
- Good size **en-suite shower room** incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **Bedroom two** is also a double bedroom with fitted wardrobe and bedside cabinets
- The **main family bathroom** incorporates a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls
- All residents have the use of the beautifully kept, southerly facing and well stocked **communal gardens**
- The property is also conveyed with a **single garage and one allocated parking space**
- **Further benefits** include double glazing, entryphone intercom system, security alarm and a gas fired central heating system with newly replaced boiler and offered with no onward chain
- **No pets allowed**

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

LEASE: 999 Years (from 1993)
MAINTENANCE: £1,300 Per annum
GROUND RENT: None

COUNCIL TAX BAND: E

EPC RATING: C

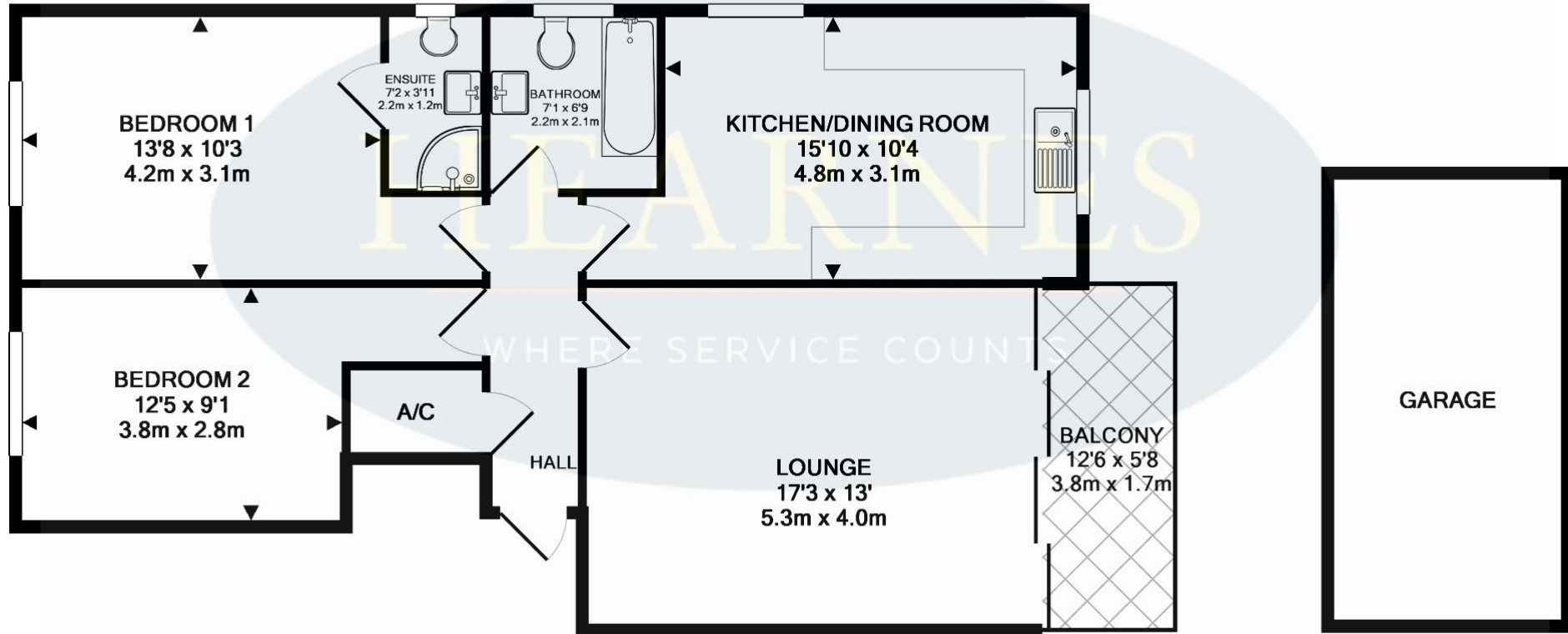
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.6 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 153 SQ.FT.
(14.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

