



**Beaufoy's Court**  
**Beaufoy's Avenue, Ferndown BH22 9RQ**

# LEASEHOLD (Share of Freehold)

## Price £300,000

***“Superbly presented, modernised ground floor, two bedroom apartment with private patio, garage and share of freehold, offered with NO chain”***

This extremely well proportioned ground floor apartment has been recently modernised to a high standard and occupies a favourable southerly aspect in this popular purpose built block providing convenient access to Ferndown town centre, local bus routes and nearby convenience store.

The accommodation comprises two double bedrooms, both with fitted wardrobes served by a stylish refitted bathroom and separate WC, an impressive refitted bespoke kitchen to include white goods and a wonderful dual aspect lounge with double glazed sliding patio doors to a private patio with a secluded outlook over the mature gardens.

Other benefits include modern gas central heating, double glazing with new handles, new carpets and complete decoration, rewired kitchen, security entry phone and single garage in a nearby block.

The buildings are well maintained with replacement roofs and landscaped grounds (this block had a new roof approximately 3 years ago).

- **Security entry phone system** to the communal hallway which has access to the rear garden and communal spaces with front door to flat 8
- **Entrance hall** – newly decorated throughout, security entry phone, door to walk-in airing cupboard with slated shelving and radiator, further walk-in storage cloaks cupboard
- **Cloakroom WC** – fully tiled with recently fitted white suite comprising WC, vanity unit and wash hand basin
- **Kitchen/breakfast room** – well proportioned kitchen recently refitted in the last three months comprising a stylish range of base and wall mounted units with concealed handles and adjoining wood effect work tops, 1.5 single drain sink unit with mixer tap and double glazed window above overlooking the communal grounds, integrated and raised oven and inset four ring ceramic hob, with matching splashback and extractor hood above, integrated and concealed dishwasher and Becko washing machine to be included, cupboard concealing wall mounted Valiant gas combination boiler, approximately 3-4 years old, wood laminate flooring throughout (Agents note: the kitchen has been fully rewired)
- **Lounge/dining room** – recently decorated spacious dual aspect room with double glazed windows to the side and double glazed sliding doors to the rear giving access to the private patio which in turn overlooks the communal grounds, Purbeck stone style fireplace, display plinth and hearth
- **Bedroom one** – dual aspect room with double glazed windows to the side and front aspect, range of comprehensive fitted wardrobes with hanging space and shelving above
- **Bedroom two** – double glazed window to the front aspect, range of fitted wardrobes with hanging space and shelving above
- **Bathroom** – refitted luxury white matching suite comprising panel bath with chrome dual shower attachment, overhead shower unit, WC, raised wash hand basin with double glazed window above, chrome heated towel rail and stylish fully tiled walls

**Lease:** 955 years remaining

**Maintenance:** Currently £2,223.16 per annum

**COUNCIL TAX BAND: D**

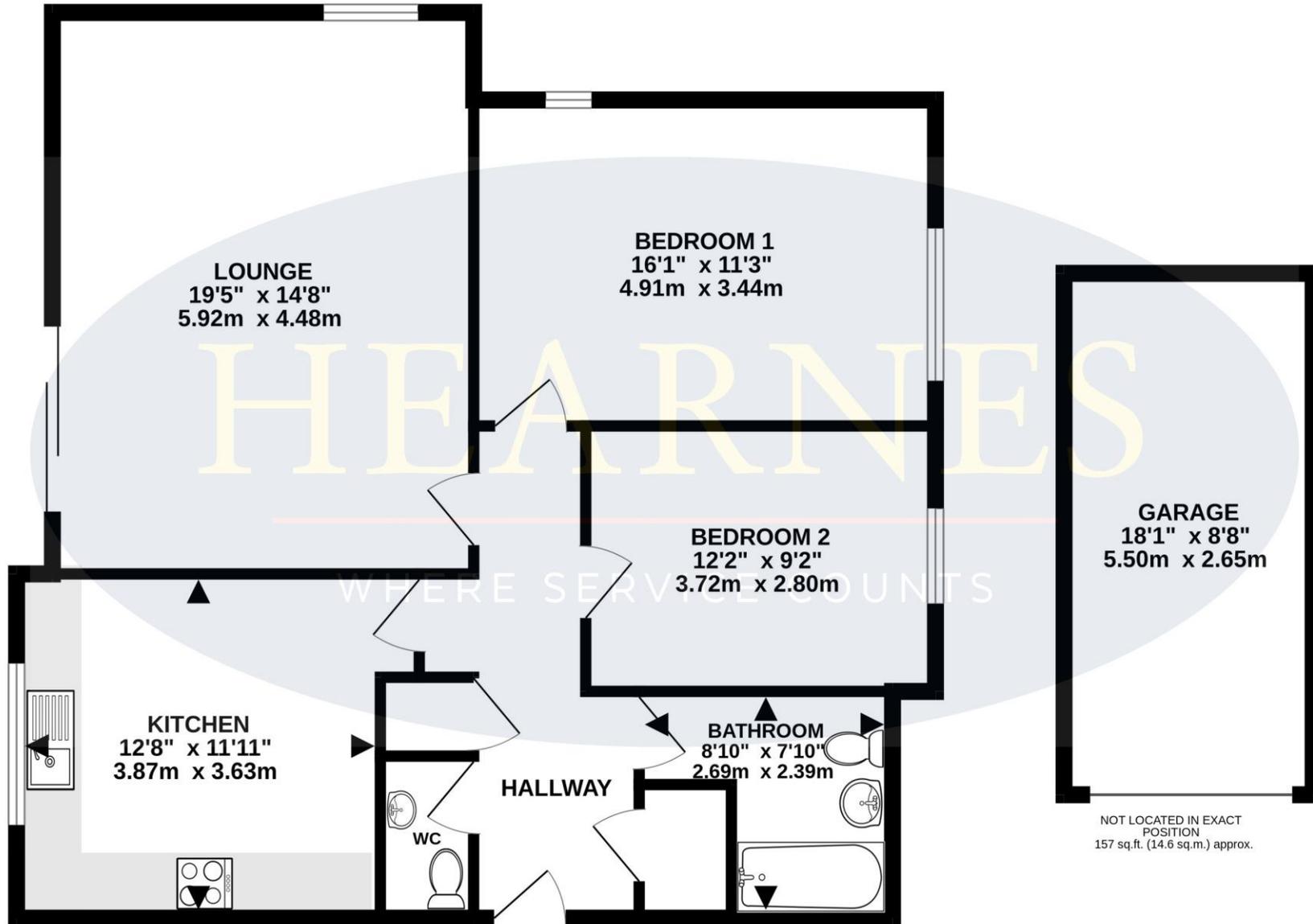
**EPC RATING: C**



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TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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