



HEARNES

WHERE SERVICE COUNTS

**Wimborne Road East
Ferndown, Dorset, BH22 9NU**

LEASEHOLD PRICE

GUIDE PRICE £190,000

“A light and spacious top floor apartment with its own private staircase and parking”

This conveniently located and generous sized two double bedroom, one bathroom, one shower room top floor apartment has its own private staircase and allocated parking.

This well-proportioned top floor apartment is the only apartment located on the second floor and is offered in immaculate condition. The property is conveniently located for amenities.

- **A two double bedroom top floor apartment with allocated parking**
- **Communal entrance hall** with a private staircase giving access to Flat 6
- Spacious 13ft **entrance hall** with entry phone intercoms system and a loft hatch giving access to a loft space
- **22ft Lounge/dining room** with ample space for a large sofa and dining table and chairs
- Generous sized **kitchen** incorporating ample worktops, a good range of units, integrated oven, hob and extractor, washing machine, dishwasher, fridge/freezer, attractive tiled splashbacks and a double glazed Velux roof window
- **Bedroom one** is a generous sized double bedroom
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, wc, with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- **Bedroom two** is also a double bedroom
- Large 13ft **family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, additional vanity storage and partly tiled walls
- **One allocated parking space**, with an area designated for **visitors parking**
- **Further benefits** include double glazing, a gas-fired heating system with a new boiler fitted January 2026, and entry phone intercoms system

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 900 metres away.

Lease: 125 years from 24 June 2004

Maintenance: Currently £900 every 6 months, which includes the ground rent

COUNCIL TAX BAND: C

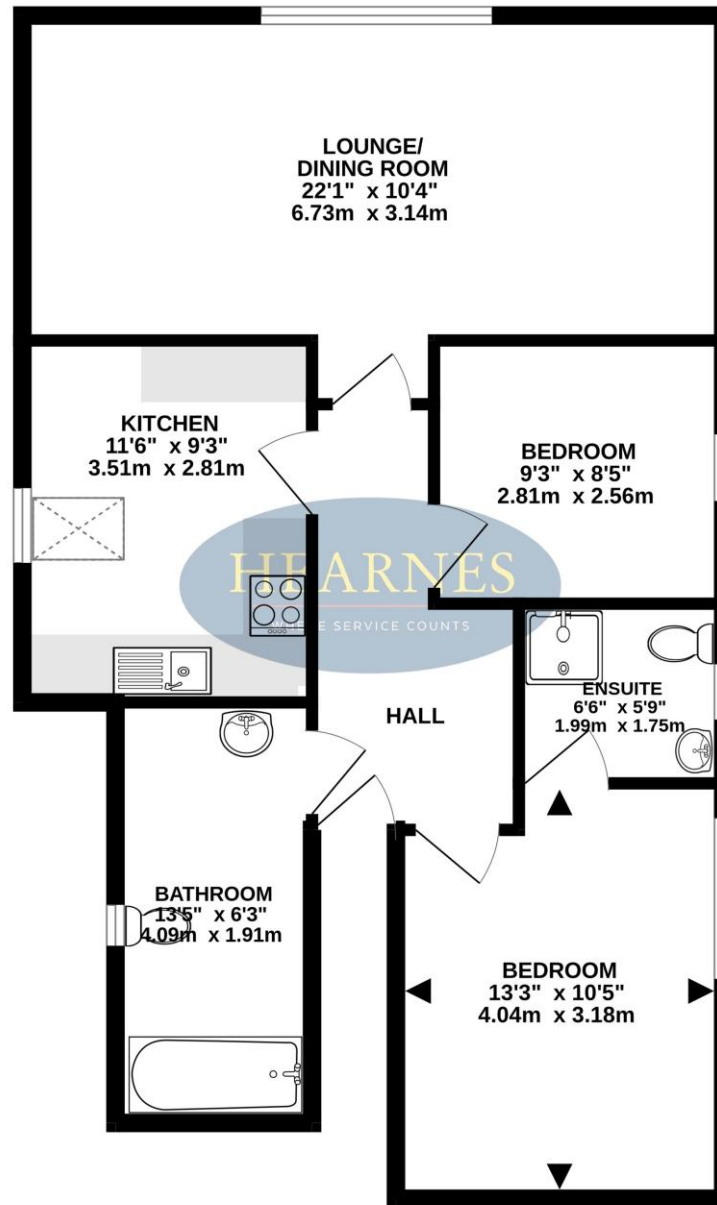
EPC RATING: C

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TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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