



**Manor Court, 9 Manor Close
Ferndown, Dorset, BH22 9BN**

LEASEHOLD PRICE

£250,000

“Stylish contemporary first floor apartment providing two double bedrooms, open plan living and balcony only 500 yards from Ferndown shops”

This modern two double bedroom apartment is set within a unique intimately designed purpose-built block in a prime location on a level walk approximately 500 yards from shops amenities and bus routes in central Ferndown whilst only one mile from the A31 commuter routes to Wimborne and Ringwood.

The flat is accessed via a security entry phone with stairs to the first floor.

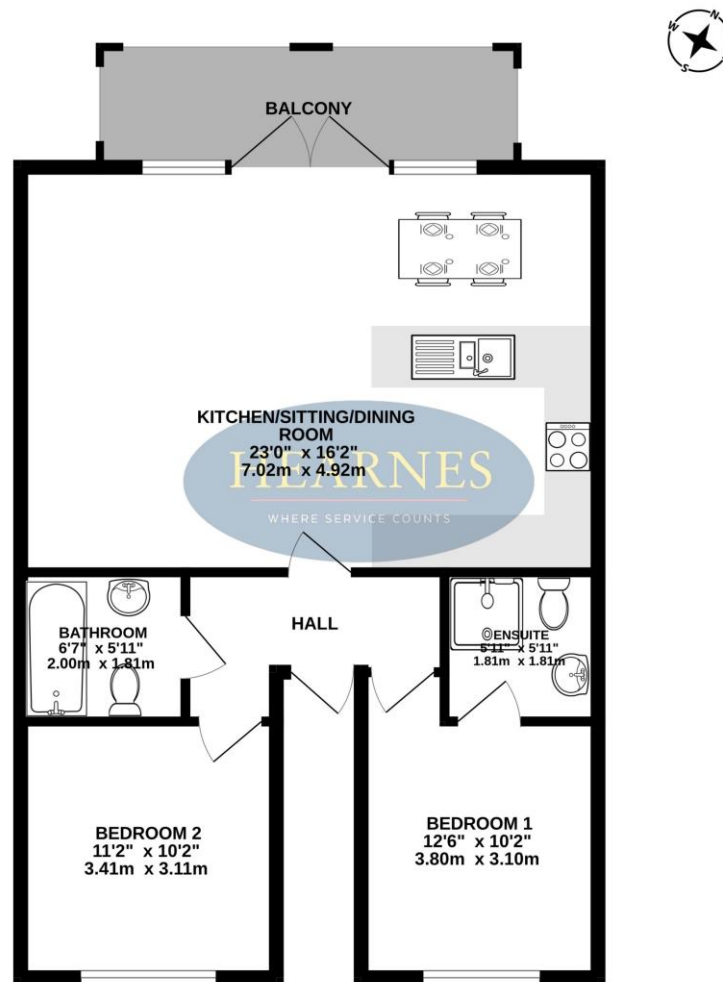
The accommodation comprises two double bedrooms served by an en-suite shower room and separate bathroom, whilst the main living space has a wonderful open plan arrangement with a fitted kitchen to the dining space and the lounge which has floor to ceiling windows and double doors giving access to the south west facing balcony with views through the glazed balustrade.

Outside the building is approached via a gravel drive through iron gates to allocated parking and visitor space. The surrounding gardens are very well maintained in keeping with the property’s unique style.

LEASEHOLD:	125 Years from 2004
MAINTENANCE:	Approx. £1,143.50 per annum
GROUND RENT:	£280 per annum
COUNCIL TAX BAND: D	EPC RATING: C



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



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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