



**Wesley House,
Fairways, Dorset, BH22 8BB**

LEASEHOLD (Share of Freehold)

GUIDE PRICE £325,000

“A recently modernised and beautifully finished ground floor garden apartment with a single garage and Share of Freehold”

This impeccably presented and superbly appointed three double bedroom, one bathroom, one shower room ground floor apartment has a good sized southerly facing private patio area offering a delightful outlook across an area of protected heathland and views towards the 15th and 16th holes of Ferndown’s championship golf course.

This light, spacious and well proportioned ground floor garden apartment is also conveyed with a single garage which is located in a nearby block and is also being sold with a Share of the Freehold.

- **Three bedroom ground floor garden apartment with a Share of the Freehold**
- A 24’ Spacious **entrance hall** with airing cupboard/store cupboard, additional storage cupboard and double coat cupboard
- Recently re-fitted 12’ dual aspect **kitchen/breakfast room** beautifully finished with granite worktops and breakfast bar, excellent range of integrated appliances to include double oven, hob, extractor, microwave, washing machine and dishwasher with a cupboard housing a wall mounted gas fired boiler
- Generous sized 17’ **lounge** with a living flame log effect remote control electric fire, double glazed sliding patio doors offering a pleasant outlook and leading out onto a private patio area
- The **patio area** faces a southerly aspect, adjoins beautifully kept communal gardens and enjoys a pleasant outlook
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and drawer storage with an additional fitted wardrobe with mirrored sliding doors and a double glazed window overlooking the communal gardens
- **Bedroom two** is a double bedroom also benefitting from fitted wardrobes and a double glazed window to the front aspect
- **En-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom three** is also a double bedroom and has the flexibility to be used as required (currently being used as a dining room), double glazed window overlooking the communal gardens
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, fully tiled walls
- All residents have the use of the beautifully kept **communal gardens**
- The **garage** is situated extremely close to the apartment, has a metal up and over door and light
- **Further benefits** include double glazing and a gas fired heating system

Ferndown town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

Lease: 999 years from January 1st 2002

Maintenance: £125 per month (£1,500 per annum)

COUNCIL TAX BAND: C

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.



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



A pleasant outlook towards Ferndown's golf course