



BYRON
COURT

HEARNES

WHERE SERVICE COUNTS

Byron Court,
Library Road, Ferndown, BH22 9JX

LEASEHOLD (Share of Freehold)

GUIDE PRICE £220,000

“A second floor apartment with a stair lift and a 12’ southerly facing balcony for residents aged 55 and over”

This superbly positioned and generous sized two double bedroom second floor apartment has a stair lift in the communal hallway, a 12’ southerly facing balcony, Share of the Freehold and a single garage.

Byron Court is designed for residents aged 55 and over and is located in the heart of Ferndown’s town centre.

- **A light and spacious two double bedroom second floor apartment with a communal stair lift, southerly facing balcony and Share of Freehold**
- **Communal entrance hall** with a stairlift
- **Communal second floor landing** with meter/storage cupboard
- **Entrance porch**
- Good sized **entrance hall** with two storage cupboards
- 21’ Triple aspect **lounge/dining room**
- The **lounge area** offers a pleasant open outlook
- The **dining area** has sliding patio doors leading out onto a balcony
- 12’ **Balcony** which faces a southerly aspect and has an electronically operated sun canopy
- **Kitchen** incorporating rolltop work surfaces, base and wall units, integrated double oven, hob and extractor, recess and plumbing for washing machine and dishwasher, recess for fridge freezer, tiled splashbacks, double glazed window offering a pleasant outlook
- **Two double bedrooms**
- **Shower room** finished in a white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath and WC
- Separate **cloakroom** finished in a white suite
- Single **garage** located in a nearby block with light and power with an area designated for visitors and residents parking
- **Further benefits** include double glazing, gas fired heating system and entry phone intercom system

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

Lease: Approximately 85 years remaining currently (the lease is in the process of being extended to 999 years)

Maintenance Charge: Approximately £400 per quarter

Ground Rent: Nil

No pets allowed (visitors are allowed pets occasionally)

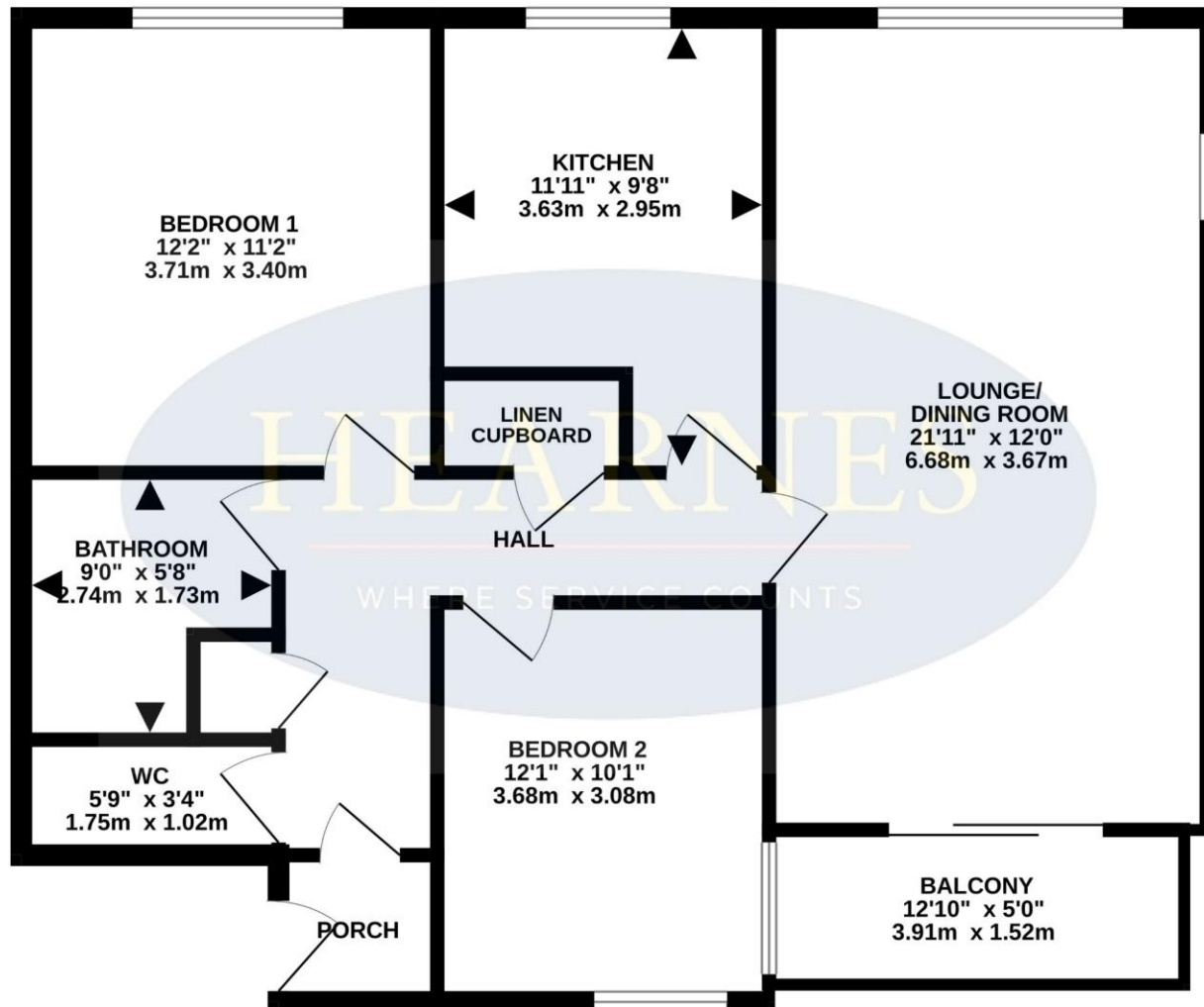
COUNCIL TAX BAND: D

EPC RATING: C

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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2ND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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