



HEARNES

WHERE SERVICE COUNTS

**St Mary's Mews, 1 Fernlea Avenue
Ferndown, Dorset, BH22 8HF**

LEASEHOLD PRICE

£119,950

“A one bedroom ground floor apartment with door to private patio overlooking communal gardens, with no chain and extended lease”

This one bedroom modern apartment is located to the rear of this popular purpose built block for the over 60's, providing a particularly private secluded outlook. St Mary's Mews is an intimate retirement block situated in well-maintained landscaped grounds, with convenient level access to nearby Ferndown Town centre, shops, doctors and regular bus routes to Wimborne and Ringwood.

The accommodation comprises a double bedroom with fitted wardrobes, spacious lounge/dining room, fitted kitchen and bathroom.

Other benefits include a security entry phone, double glazing, electric heating and residents have use of an excellent range of facilities including laundry room, residents lounge and conservatory, hair salon and visitors guest suite (with a nominal charge).

St Mary's Mews has an onsite Manager between 9am and 5pm, five days a week, with a 24-hour careline response system.

- **Entrance hall** - double cupboard housing a hot water tank and airing space, wall-mounted Dimplex electric heater
- **Lounge/dining room** – well-proportioned room with a double glazed window and single door leading out to a private patio overlooking the communal grounds, with a backdrop of mature trees beyond, mock central fireplace, Dimplex electric heater, wall-mounted security entry phone and double doors to
- **Kitchen** – fitted kitchen comprising a range of base and wall-mounted units with adjoining worktops, integrated oven and inset four ring electric hob with extractor above, space and power for a tall-standing fridge/freezer and washing machine
- **Bedroom** – window to rear aspect, wall-mounted Dimplex electric heater and built in wardrobes with mirror fronted sliding doors
- **Bathroom** – Matching suite comprising panelled bath with majority tiled walls and fitted Mira shower unit above, wc, wash hand basin, extractor fan and electric heater

Lease: Extended with an end date of 31/07/2128

Maintenance: Currently £287 per month

Ground Rent: Currently £175 every 6 months

COUNCIL TAX BAND: C

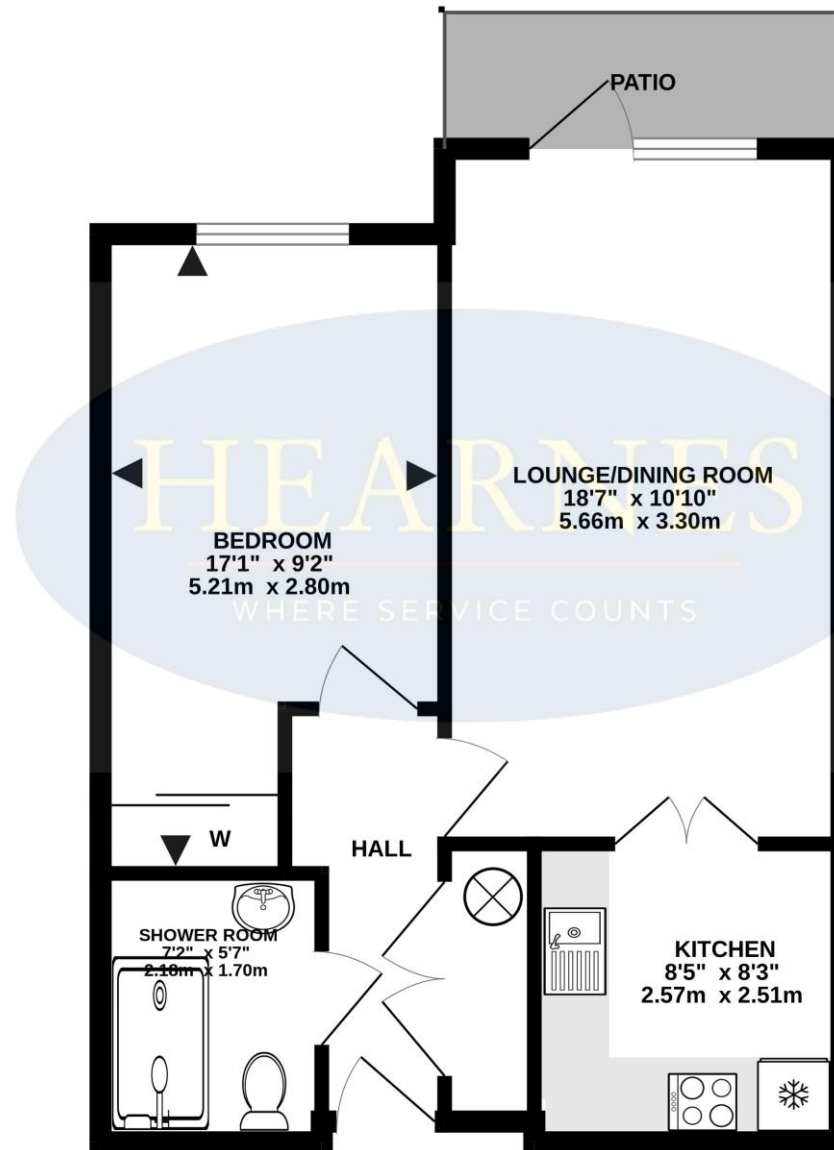
EPC RATING: C

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 : 501 sq.ft. (46.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

