



Wesley House
Fairways, Ferndown BH22 8BB

LEASEHOLD PRICE

£270,000

“Generous sized first floor apartment with a southerly facing balcony offering views towards Ferndown’s Championship Golf Course, and single garage”

This generous sized and superbly positioned two double bedroom first floor apartment has a southerly facing balcony, enjoying an open outlook towards Ferndown’s Championship Golf Course.

The property is conveyed with a single garage, and is offered with immediate vacant possession.

- **A two double bedroom first floor apartment with southerly facing balcony and no chain**
- **Spacious entrance hall** with airing cupboard and entry phone intercom system
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess for fridge freezer, recess for washing machine and plumbing, fully tiled walls, double glazed windows to the front aspect
- **18ft Lounge/dining room** with ample space for dining table and chairs, double glazed patio doors leading out onto a southerly facing balcony
- **12ft Generous sized southerly facing balcony**, enjoying glorious views across communal gardens and towards Ferndown’s Championship golf course
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes, cupboards over the bed recess, dressing table, bedside cabinets and draw storage, with double glazed window offering an outlook across Ferndown’s golf course
- **Bedroom two** is a generous sized double bedroom benefitting from fitted wardrobes and also enjoying a pleasant outlook across the golf course
- **Family bathroom** incorporating a panel bath with shower over, pedestal wash hand basin, WC, fully tiled walls, separate cloakroom with WC wall mounted wash hand basin, fully tiled walls
- The property is conveyed with a **single garage** located in a nearby block with a metal up and over door and lighting
- There is an area designated for **visitors and residents parking**
- All residents have the use of the beautifully kept **communal gardens**
- **Further benefits include:** double glazing, a gas fire heating system, and an entry intercom system
- The property is also offered with **no onward chain**

LEASEHOLD: 999 Years from 1st January 2002

MAINTENANCE: £200 per calendar month from January 2025

GROUND RENT: None

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

COUNCIL TAX BAND: C

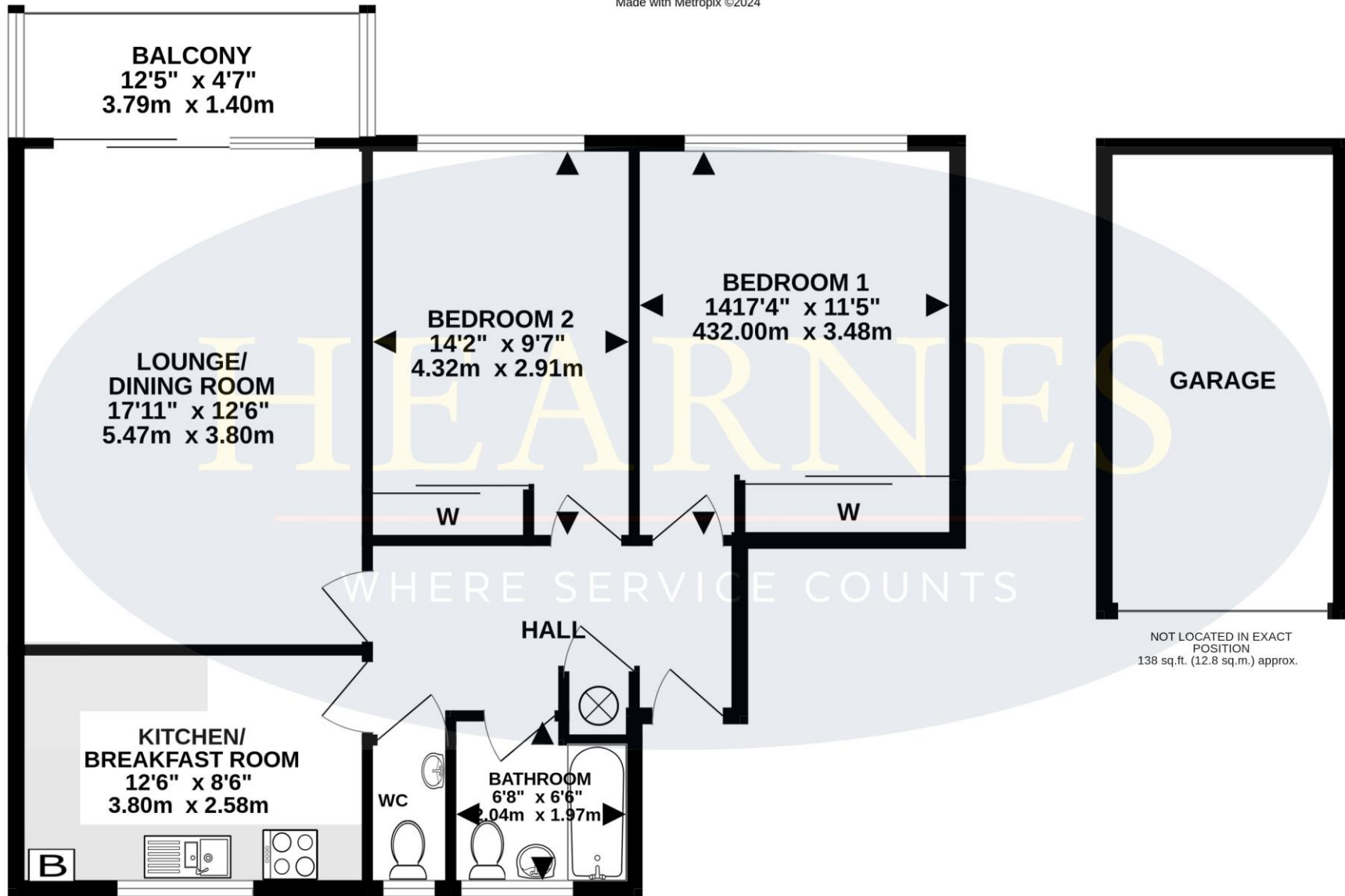
EPC RATING: C



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TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

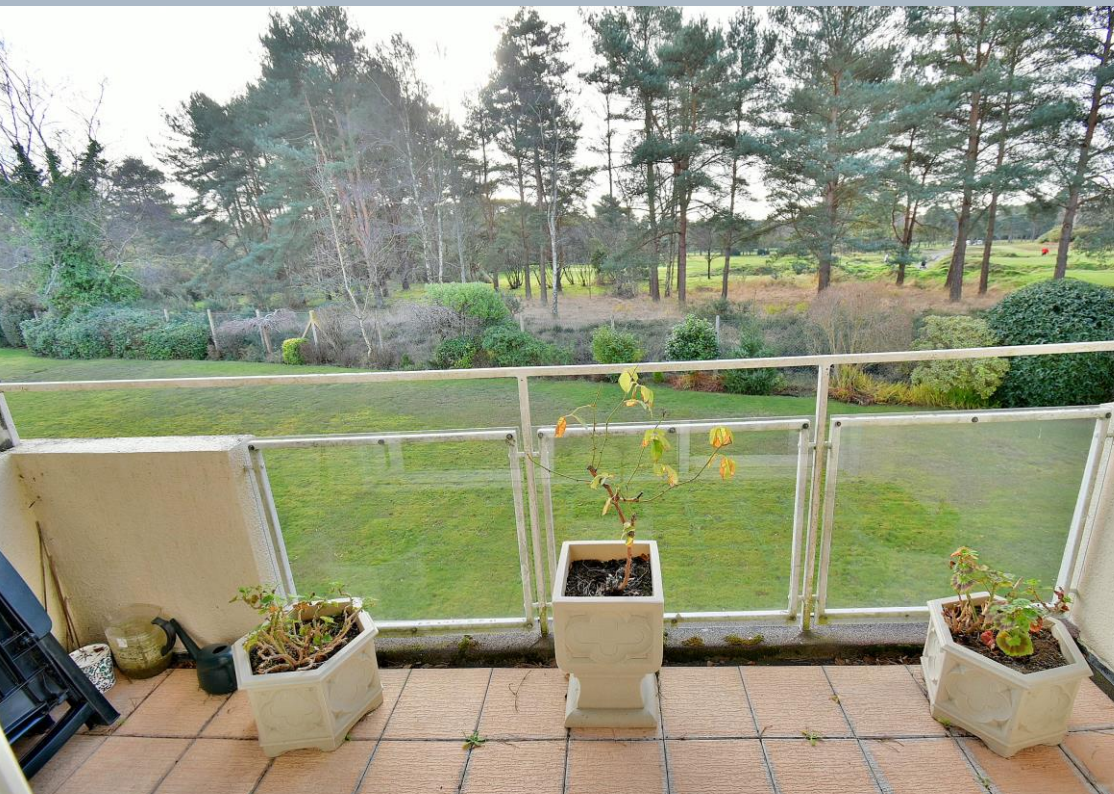
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



View from the balcony towards the Golf Course