



**Greenways Court, 21 Aldridge Road
West Parley, Dorset BH22 8LT**

LEASEHOLD (Share of FREEHOLD) PRICE £300,000

**“A generous sized apartment with a 16ft balcony,
a single garage and Share of Freehold”**

This generous sized and well presented two double bedroom first floor apartment has a 16ft balcony overlooking the beautifully kept communal gardens with views towards Ferndown's Championship Golf Course. The property is also conveyed with a single garage located in a nearby block and is being sold with a share of the freehold.

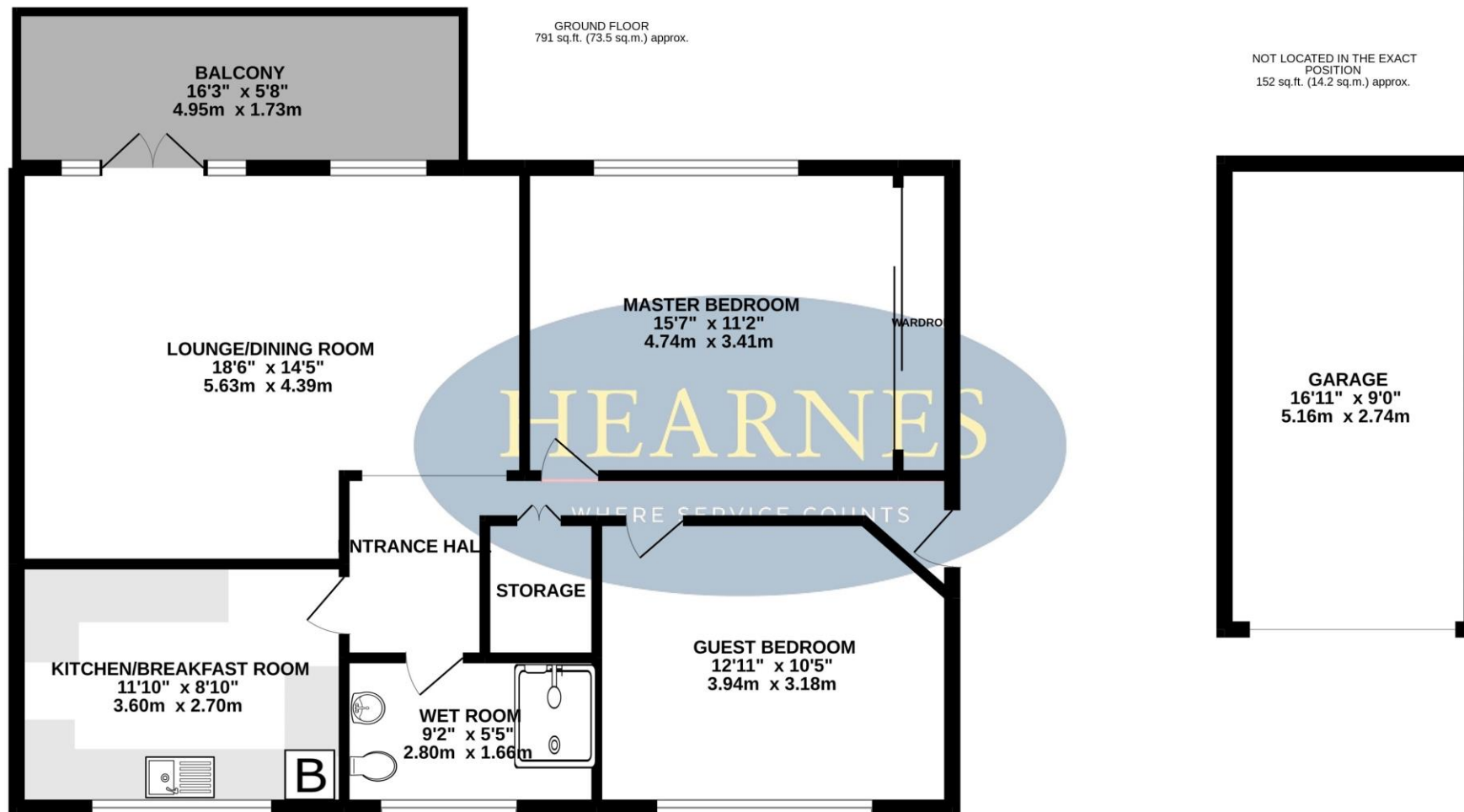
- **Two double bedroom apartment in a sought after location**
- 21ft **Entrance hall** with oak flooring and double storage cupboard
- 18ft **Lounge/dining room**
- The **dining area** has a window offering a pleasant outlook
- The **lounge area** has French doors leading out onto the balcony, a living flame electric fire with attractive surround
- 16ft **Balcony** enjoying glorious views towards Ferndown's Championship Golf Course and over the beautifully kept communal gardens
- Modern refitted **kitchen/breakfast room** incorporating roll top work surfaces with a breakfast bar, good range of base and wall units, recess and plumbing for washing machine and dishwasher, recess for cooker with extractor canopy above, recess for fridge/freezer, replacement wall mounted gas fired boiler, window to the front aspect
- **Bedroom one** is a large double bedroom enjoying a pleasant outlook over the communal gardens, fitted floor to ceiling full width wardrobes with mirror sliding doors
- **Bedroom two** is also a double bedroom with window to the front aspect
- **Wet room** incorporating a walk-in shower area, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, fully tiled walls
- The property is conveyed with a **single garage** located in a nearby block which has a remote control up and over door, light and power
- **Further benefits** include entryphone intercom system, double glazing and a gas fired heating system. The property could also be offered with no onward chain
- The **communal grounds** are beautifully kept. The gardens themselves are predominantly laid to lawn and bordered by well stocked flower beds
- To the front of the property there is an area designated for **visitors and residents parking**

Ferndown's town centre is located approximately less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown has a Championship Golf Course on Golf Links Road with the club house being approximately half a mile away.

LEASE:	999 Years from 1966
GROUND RENT:	None
MAINTENANCE:	Approximately £1,000 every 6 months
COUNCIL TAX BAND: D	EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
791 sq.ft. (73.5 sq.m.) approx.

NOT LOCATED IN THE EXACT
POSITION
152 sq.ft. (14.2 sq.m.) approx.

TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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