



**HEARNES**

WHERE SERVICE COUNTS

**Constable Close, Ringwood Road  
Ferndown, Dorset, BH22 8HF**



# FREEHOLD (Share of Freehold)

## PRICE £235,000

This very well appointed, two bedroom modern apartment is perfectly situated within spacious, communal grounds only 200 yards from a Marks & Spencer Food Store, on regular bus routes and 500 yards from the Ferndown's town centre.

The apartment is situated on the second floor and is accessed via a security entry phone with communal lift and stairs to all floors (please note this building is not age restricted).

- **Conveniently located two bedroom apartment offered with no onward chain**
- **Entrance hall** with storage cupboard and entry phone
- **Lounge/dining room.** Spacious dual aspect room overlooking the mature communal grounds to the side and rear, partially angled ceilings, door to the kitchen
- **Kitchen** comprising wall and floor mounted units, worktops, sink unit with double glazed window above, integrated oven, inset four ring gas hob and extractor hood over, space & power for fridge/freezer, washing machine, tiled splashbacks and heated kick boards
- **Bedroom one** with double glazed window to the side aspect, fitted wardrobes
- **Bedroom two** with double glazed window to the side aspect
- **Bathroom** fitted in a modern suite comprising dual length walk-in shower cubicle, glazed screening and wall mounted shower, low level WC, pedestal wash hand basin, double glazed window
- Well maintained, extensive **communal grounds** with large, private lawn and mature boundaries
- There is **visitor parking** and a private, single garage is conveyed with the property
- **Other benefits include;** gas central heating, double glazing and no forward chain

Ferndown offers an excellent array of shops, leisure and recreational facilities. Ferndown's town centre is located approximately 500 yards away.

<b>LEASEHOLD:</b>	<b>Share of Freehold on a 999 year lease</b>
<b>MAINTENANCE:</b>	<b>£1,250 per annum</b>
<b>GROUND RENT:</b>	<b>none</b>
<b>COUNCIL TAX BAND: D</b>	<b>EPC RATING: C</b>

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.

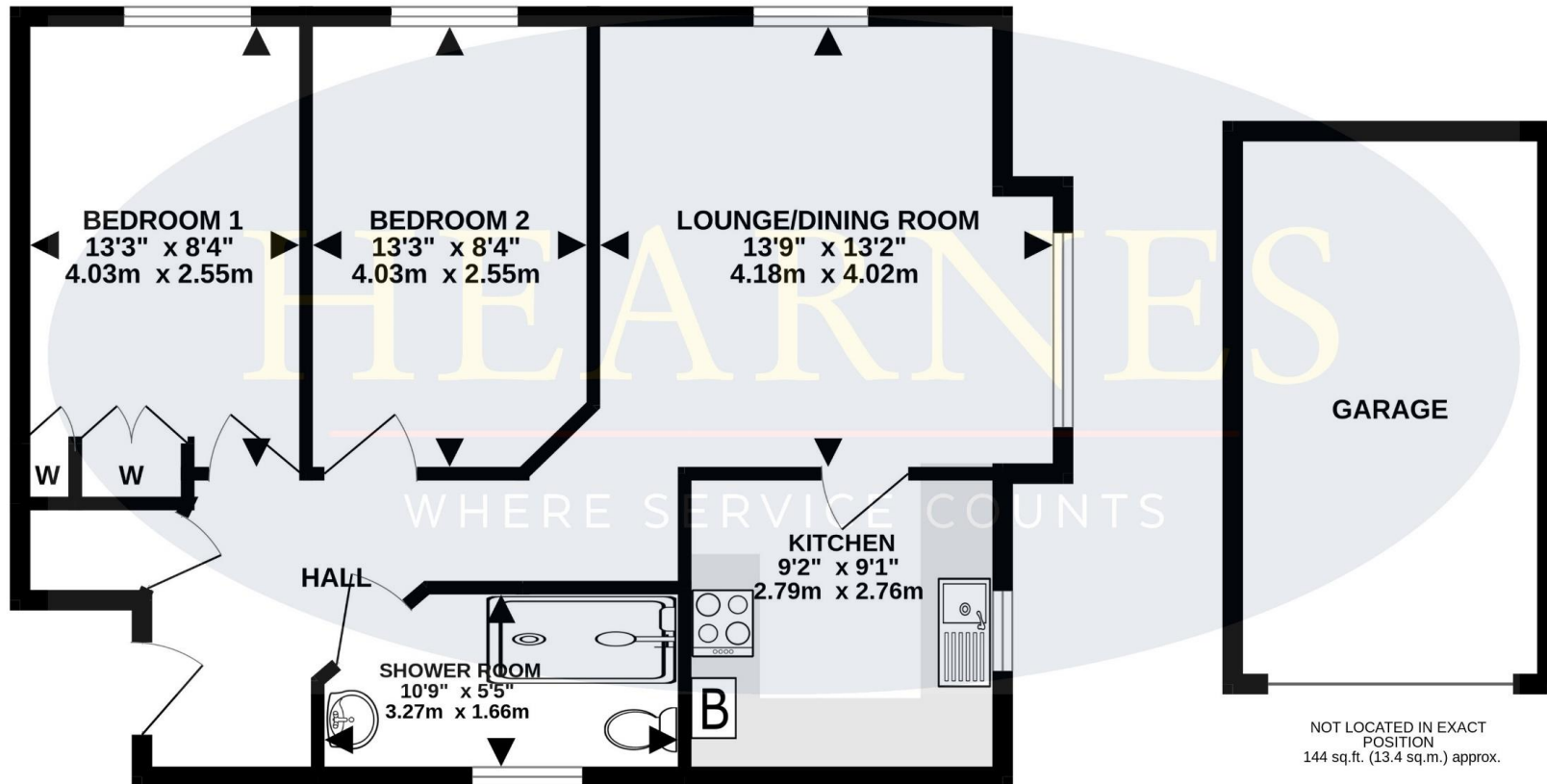
***“Only 500 yards from Ferndown's town centre and shops, offered with a single garage and no chain”***



TOTAL FLOOR AREA : 759 sq.ft. (70.6 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  
615 sq.ft. (57.2 sq.m.) approx.

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

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



