



**Redroofs, Dudsbury Road
Ferndown, Dorset, BH22 8DS**

LEASEHOLD (Share of Freehold)

PRICE £315,000

“An extremely spacious 1,400 sq ft first floor apartment with a lift, garage and no chain”

This superbly positioned and well presented three double bedroom, one bathroom, one shower room, two reception room first floor apartment has a 14ft balcony, a lift, single garage and no chain.

This extremely spacious 1,400sq ft first floor apartment has well planned accommodation. The property is offered with a share of the Freehold.

- **A 1,400 sq ft three double bedroom first floor apartment with a lift, single garage, share of Freehold and no chain**
- **20ft Spacious entrance hall** with entryphone intercom system and airing cupboard with mirrored sliding doors
- **19ft Impressive lounge** with feature fireplace and double glazed door leading out onto a balcony, archway through to the dining room
- **14ft Balcony** enclosed by a glass balustrade enjoying a pleasant wooded outlook with views of the communal gardens
- **Dining room** with door into the kitchen
- **12ft Kitchen** incorporating ample roll top worksurfaces, good range of base and wall units with underlighting, integrated Bosch gas hob with extractor canopy above, Bosch twin ovens, integrated dishwasher, washing machine, fridge and freezer, wall mounted gas fired Worcester boiler, attractive tiled splashbacks, tiled floor, double glazed window offering a pleasant outlook
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawer storage and dressing table
- **Spacious en-suite shower room** fitted in a white suite incorporating a good size walk-in shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a good size double bedroom benefitting from fitted wardrobes
- **Bedroom three** is again a double bedroom with fitted wardrobes currently used as an office
- **Family shower room/bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The property is conveyed with a **single garage** located in a nearby block with a remote control up and over door
- There is an area designated for **ample visitors parking**
- All residents have the use of the **splendid, mature and immaculately kept gardens** which continue round the property, attractive well stocked shrub borders and lawned area providing a pleasant setting for this delightful apartment
- **Further benefits include;** double glazing, gas fired heating system, entryphone intercom system. The property now comes to the market offered with no onward chain

Ferndown's town centre is located less than ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASEHOLD (Share of Freehold):

999 Years from 1973

MAINTENANCE:

£736 Per quarter

GROUND RENT:

None

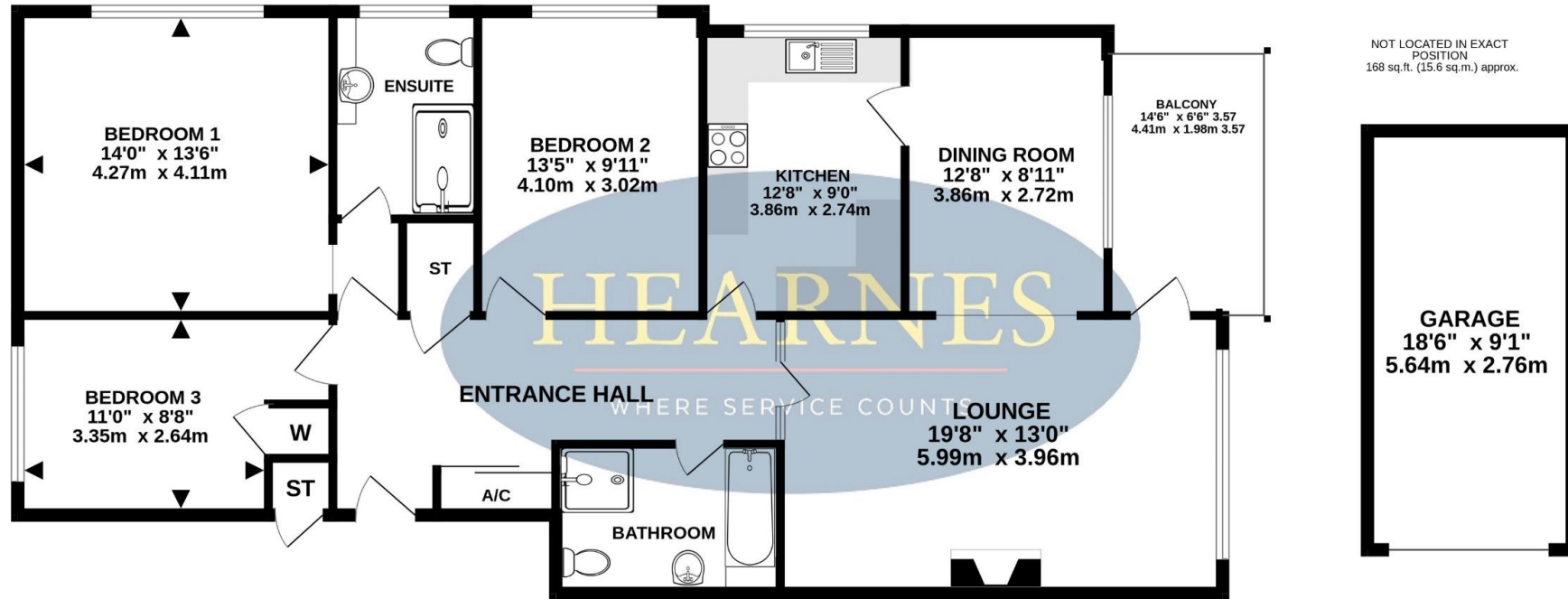
COUNCIL TAX BAND: E

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.



FIRST FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
168 sq.ft. (15.6 sq.m.) approx.

TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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

