



HEARNES
WHERE SERVICE COUNTS

**St Marys Mews
Ferndown, Dorset, BH22 8HF**

LEASEHOLD PRICE

£165,000

“A superbly positioned ground floor retirement apartment with its own private patio area”

This conveniently located and well presented one double bedroom ground floor retirement apartment has its own private patio area which enjoys a pleasant outlook over the communal gardens.

The property now comes to the market offered with no onward chain and keys are held within the office.

St Marys Mews is located within level walking distance of Ferndown town centre.

- **One double bedroom ground floor retirement apartment with its own private patio area**
- Good sized **entrance hall** with double storage/airing cupboard
- 18' **Lounge/dining room** with a feature fireplace with a living flame coal effect electric fire and wooden surround, space for dining table and chairs, double glazed door leading out onto the patio area
- The **patio area** faces an easterly aspect and enjoys a pleasant outlook across the communal grounds/courtyard
- **Kitchen** incorporates ample rolltop work surfaces with a good range of base and wall units, integrated oven, hob and extractor, recess for fridge/freezer, recess and plumbing for washing machine, tiled splashbacks and double doors leading through into the lounge/dining room
- Good sized **double bedroom** with fitted floor to ceiling wardrobes with mirrored sliding doors
- **Shower room** finished in a white suite incorporating a good sized shower cubicle, pedestal wash hand basin, WC and tiled walls
- **Further benefits** include a house manager who works 9am to 5pm five days a week, 24 hour careline system, double glazing, electric radiators and an entry phone intercom system
- The **communal gardens** are beautifully kept, predominantly laid to lawn with well stocked shrub borders and flower beds. A path provides access to communal areas and various accesses into St Marys Mews. A gate at the rear provides access to the nearby Ringwood Road which allows easy access to the town centre with a supermarket, post office, library, health centre and other amenities.
- All residents have the use of the communal facilities in St Marys Mews which include a laundry room, refuse store, communal lounge, kitchen, hairdressing salon with visiting hairdressers and conservatory
- We understand that there is a nominal charge for the guest suite

Lease: Approximately 105 years (extended 2012)

Maintenance Charge: Approximately £3,327 per annum

Ground Rent: Approximately £130 every 6 months

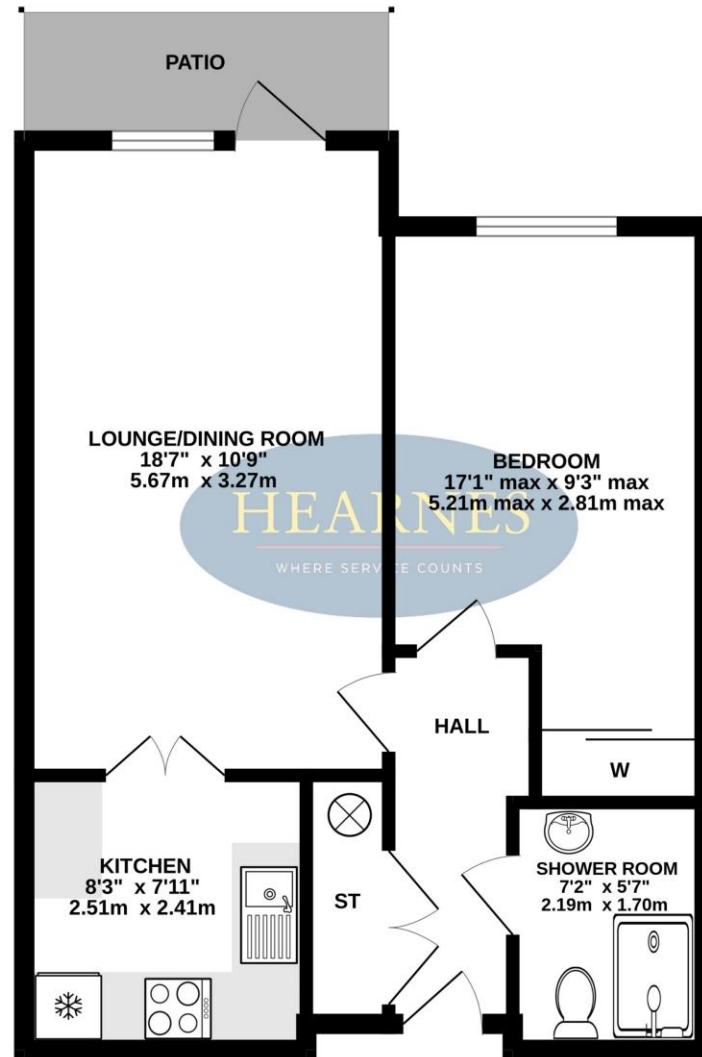
COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: 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.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 506sq.ft. (47.0 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

