



**The Grove, Beaufoys Avenue
Ferndown, Dorset BH22 9FZ**

LEASEHOLD (Share of Freehold)

PRICE £300,000

“Exceptional luxury apartment, two double bedrooms, two stylish bathrooms and stunning open plan living area & passenger lift

This impressive modern second floor apartment is situated in an exclusive development built in 2019 to a high standard, occupying a secluded position in one of the areas most prestigious and convenient roads providing access to local shops, bus routes and Ferndown's town centre.

The accommodation comprises two double bedrooms both with built in wardrobes, served by stylish en-suite shower room and bathroom and a wonderful open plan living, dining and kitchen space with automated Velux skylights and a contemporary bespoke kitchen with granite worktops and breakfast bar.

Other benefits include underfloor heating, solid timber doors, video entry phone system, Karndean flooring, contemporary communal hallway and passenger lift, share of Freehold, allocated parking space and impressive communal grounds over one acre with private timber lock up.

- **Secure, solid front door** to the entrance hall
- L-shaped **entrance hall** with lantern window providing excellent light throughout the hall, wall mounted video entyphone and Karndean light oak flooring running through the hall and continuing into the living and kitchen area. Door to walk-in airing cupboard with hot water cylinder and pressurised pump and storage space
- **Kitchen/living/dining area** is an exceptional, open plan, light and spacious dual aspect room complemented by automated Velux lantern style roof windows and two double glazed windows to both the front and rear aspect. The room provides an area with a bespoke fitted kitchen comprising an extensive range of base and wall mounted units with adjoining granite worktops and inset one and a half bowl sink unit with mixer taps and adjacent breakfast bar seating, integrated Bosch oven and inset four ring hob with Bosch extractor above, integrated and concealed freestanding fridge/freezer and washing machine together with a slimline Bosch integrated dishwasher, cupboard housing Vaillant combination gas boiler (approximately 3 years old). The room is open plan to a versatile area for seating and dining with numerous plug points and continuation of the Karndean wood flooring
- **Bedroom one** with double glazed window to the front aspect. Attractive vaulted ceiling area and double doors to fitted walk-in wardrobe hanging and shelving space with internal motion activated lighting and door to en-suite
- **En-suite shower room** fitted in a stylish, contemporary suite comprising dual width, walk-in shower cubicle with sliding glazed door and contemporary multi-function shower unit with overhead rainfall shower, tiled splashbacks and mosaic feature, tiled floor, tiled walls, vanity unit with wash hand basin and inset WC, chrome heated towel rail, extractor fan and ceiling spotlights
- **Bedroom two** is a spacious double room with two Velux angled windows to the rear aspect providing excellent light and double doors to walk-in storage and cupboard wardrobe space with hanging and shelving above
- **Bathroom** fitted in a luxury white suite comprising panelled bath and wall mounted contemporary shower unit with fully tiled walls and mosaic strip, vanity unit with wash hand basin and WC, chrome heated towel rail and tiled flooring with further extractor fan and further ceiling lights

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

TENURE SHARE OF FREEHOLD: 999 years from 2019
MAINTENANCE: £190 Per month
GROUND RENT: NIL

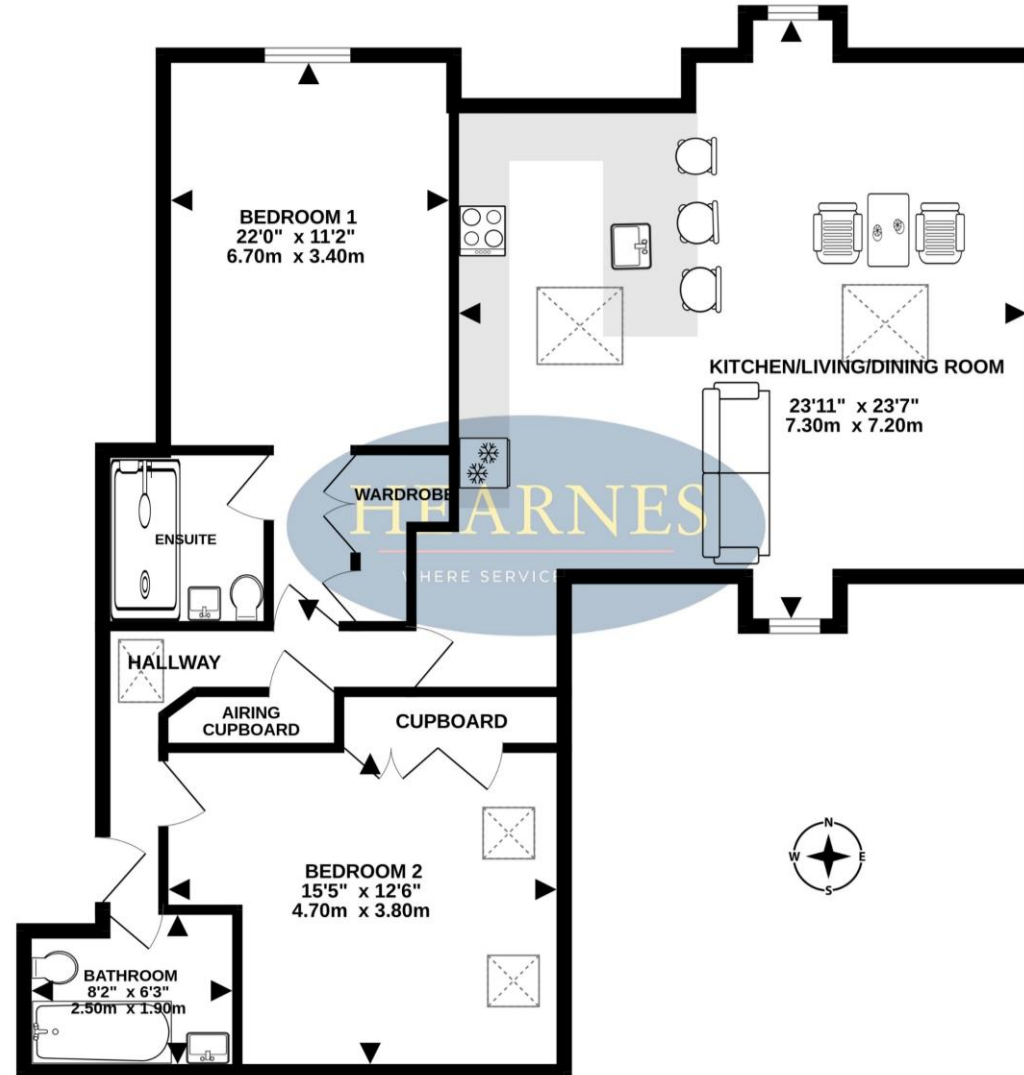
COUNCIL TAX BAND: D

EPC RATE: B

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



SECOND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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

