



HEARNES
WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£155,000

A well-presented and conveniently located one double bedroom first floor retirement apartment for residents aged 60 and over, with a lift to all floors.

Conveniently located less than 100 metres to Ferndown's town centre via a pedestrian gate leading to Ringwood Road. Offered with no onward chain.

Flat 41 is located conveniently within the development with the lift, hairdressers and guest suite nearby.

- **Kitchen** with a range of fitted units, mid height oven, four ring electric hob with overhead extractor, with space for a washing machine and fridge/freezer
- **Lounge/dining room** with electric fire providing an attractive focal point in the room and patio doors providing access out to a private balcony
- **Double bedroom** benefitting from a built in wardrobe with mirrored sliding doors
- **Bathroom** incorporating a double walk in shower with hand rails, w/c, wash hand basin and ample storage units
- **Entrance Hallway** with large double cupboard for storage
- Further benefits include double glazing, electric heating and an entry phone intercoms system
- Offered with **no onward chain**

St Mary's Mews has an on-site House Manager who works 9am – 5pm, 5 days a week and a 24 hour Careline response system.

The communal gardens are beautifully kept, with paths providing access to communal areas and various entrances into St Mary's Mews. All residents have the use of an excellent range of communal facilities which include a laundry room, lounge, kitchen, conservatory, hair salon with visiting hairdressers and a refuse store. There is also a guest suite which for we understand there is a nominal charge for the use of.

Ferndown's town centre offers an array of facilities including a supermarket, health centre, post office, pharmacies, library, cafes and restaurants.

Lease: 99 Years from 1989

Service Charge: Approximately £2,694.49 per annum

Ground Rent: Approximately £260.15 per annum

Managing Agent: First Port Property Services

COUNCIL TAX BAND: C

EPC RATING: B

“Retirement apartment with superb communal facilities, less than 100 metres from amenities”



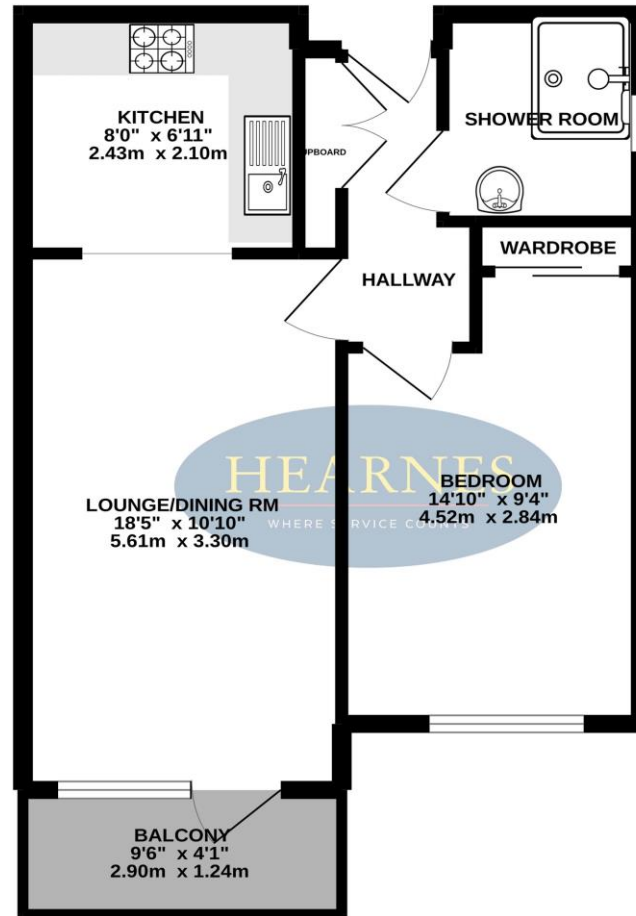
Communal Lounge



Communal Conservatory

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
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.3 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

