



Ripley Court,
Coach House Mews, Ferndown BH22 9UZ

LEASEHOLD

GUIDE PRICE £180,000

This generous sized and conveniently located two double bedroom, one bathroom, one shower room ground floor garden apartment has its own private 30' patio, allocated parking and now comes to the market offered with no onward chain.

Coach House Mews is a select development of modern apartments located approximately 1 mile from Ferndown town centre and approximately 300 metres from Sainsburys Supermarket.

- **Two double bedroom ground floor garden apartment with patio and no chain**
- Good sized **entrance hall** with two storage cupboards and airing cupboard
- 18' Spacious **lounge/dining room** with double glazed French doors leading out to the patio area
- 30' Private **patio area** adjoining beautifully kept communal gardens
- **Kitchen** incorporating rolltop worksurfaces, integrated oven, grill, hob and extractor, recess and plumbing for washing machine and dishwasher, integrated fridge freezer, attractive tiled splashbacks, cupboard housing a wall mounted gas fired boiler, double glazed window to the front aspect
- **Bedroom one** is a generous sized double bedroom benefitting from fitted double wardrobe, bedside cabinets, shelving and additional cupboards either side of the bed recess
- **En-suite wet room** incorporating a walk-in shower area, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a generous sized double bedroom benefitting from a fitted double wardrobe as well as additional fitted bedroom furniture and cupboards over the bed recess
- Good sized **family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, tiled floor and partly tiled walls
- The property is conveyed with one allocated parking space. There is also an area designated for visitors parking
- **Further benefits** include: double glazing, gas fired heating system, entry phone intercom system and the property now comes to the market offered with no onward chain.

Lease: 999 years from 1 September 2001

Maintenance Charge: £1,021.60 every 6 months (approx.)

Ground Rent: £450 every 6 months (approx.)

COUNCIL TAX BAND: D

EPC RATING: C

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A conveniently located ground floor garden apartment with its own private 30' patio”

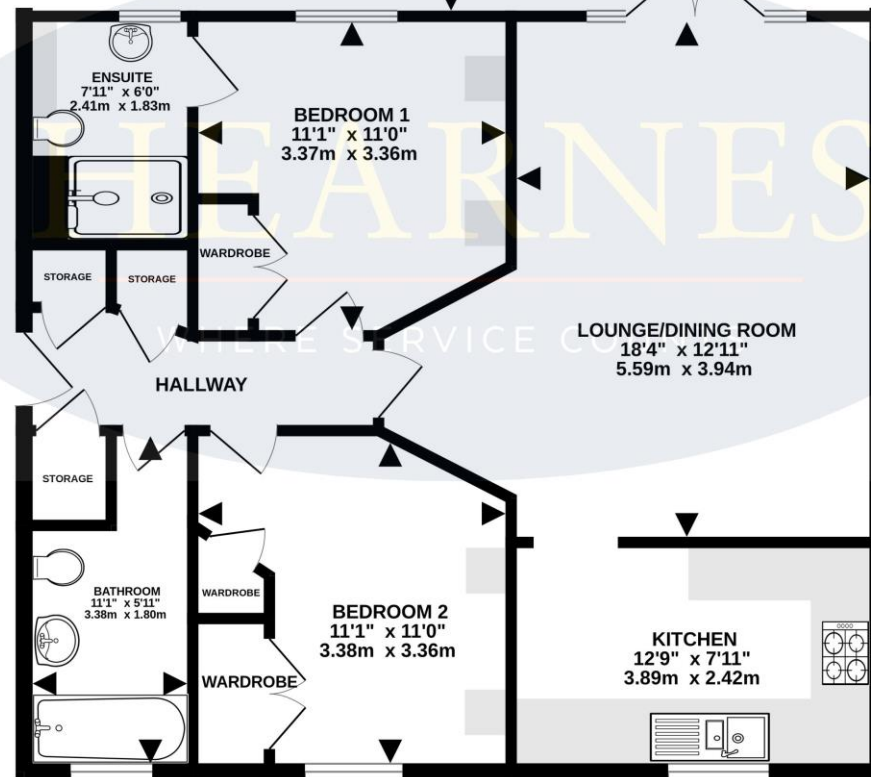


TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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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PATIO AREA
30'0" x 8'3"
9.14m x 2.51m



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