



St Marys Mews
Ferndown, Dorset, BH22 8HF

LEASEHOLD PRICE

£140,000

“Extremely well appointed first floor retirement apartment with balcony, double bedroom, lounge/dining room, modern kitchen, shower room, no forward chain”

A conveniently located one double bedroom first floor retirement apartment with lift service, for residents aged 60 years and over. St Marys Mews has an onsite manager who works 9am-5pm, five days a week with a 24 hour Careline response system.

St Marys Mews is located approximately 200 metres from Ferndown town centre, while a pedestrian gate leads out onto Ringwood Road. The property comes to the market offered with no onward chain.

- One double bedroom first floor retirement apartment with lift service to all floors. Lounge and bedroom have new Fischer highly efficient electric heaters with individual thermostatic control
- Entrance hall with a double airing/storage cupboard with plenty of shelving
- Generous size 18ft lounge/dining room with a feature fireplace and electric fire which provides an attractive focal point in the room, space for dining table and lounge seating, double glazed patio door leading out to a private balcony
- 12ft Private balcony offering a pleasant outlook over the front of the complex
- Well proportioned kitchen comprising a range of base and wall units, mid height integrated oven, four ring electric hob with extractor over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks
- Bedroom is a double bedroom with fitted drawer units and large walk-in fitted wardrobe with mirrored sliding doors
- Modern fitted shower room comprising dual width shower cubicle, pedestal wash hand basin, WC, fully tiled walls

All residents have the use of the excellent range of communal facilities which include a laundry room, lounge, kitchen, conservatory, hair salon with visiting hairdressers and a guest suite. Various social activities are organised for residents to engage with their neighbours. The communal gardens are beautifully kept,

This delightful retirement apartment is located in Ferndown, Dorset. Built in 1989 with a total of 68 flats with resident management staff. It is within half a mile of the town centre with shops, supermarkets, post office, doctors, optician, social centre, restaurants, library and more. Buses go to Wimborne, Bournemouth, Poole etc.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

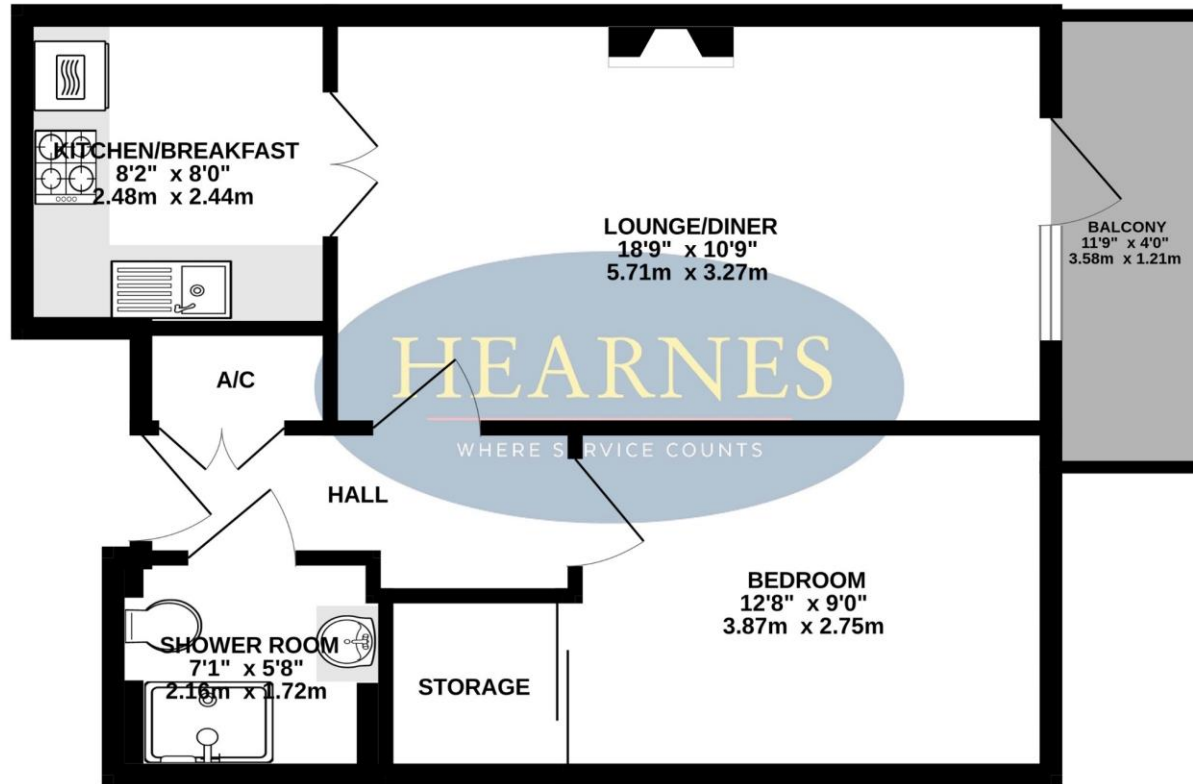
LEASE: 99 Years from 1989
MAINTENANCE: Currently £291.86 per calendar month
GROUND RENT: £130.07 Per 6 month period

COUNCIL TAX BAND: C **EPC RATING:** D

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
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.6 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

