



**Ringwood Road, Ferndown  
Dorset, BH22 9AU**



# LEASEHOLD

## GUIDE PRICE £250,000

An ideal investment opportunity to purchase a four/five bedroom, one bathroom, one shower room town centre apartment with its own private entrance and parking.

This superbly positioned 1,300 sq ft spacious apartment has flexible accommodation whilst situated in a convenient location within Ferndown, ideal for an investor or a family looking for lots of accommodation. The property now comes to the market offered with no onward chain.

- **1,300 sq ft four/five bedroom town centre apartment with parking and no chain**
- **Own private entrance**
- Ground floor **entrance hall** with stairs rising to the second floor
- **Second floor landing**
- **18ft Kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for a washing machine, space for an American style fridge/freezer, two Velux windows and a breakfast bar
- 19ft **Spacious lounge** with vaulted ceiling and exposed ceiling beams
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and drawer storage
- **En-suite shower room** finished in a white suite
- **Bedroom three** is also a double bedroom with stairs giving access to a loft space which has the potential to be used as an additional bedroom
- **Bedroom four** is also a double bedroom with partly vaulted ceilings and exposed ceiling beams
- **Bedroom five** is a single bedroom accessed via a dressing room
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls and flooring
- The property is located above a dental practice and comes with **one allocated parking space**
- **Further benefits** include double glazing and a gas-fired heating system. The property now also comes to the market offered with **no onward chain**

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

**Lease:** Approximately 79 years remaining

**Maintenance:** TBC

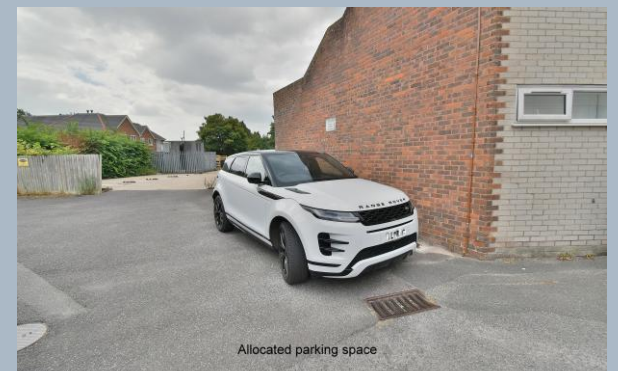
**Ground Rent:** TBC

**COUNCIL TAX BAND: C**

**EPC RATING:**

AGENTS NOTES: 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. 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.

## ***“A 1,300 sq ft town centre apartment with its own private entrance, parking and no chain”***



Allocated parking space



Total floor area 129.0 m<sup>2</sup> (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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