



**HEARNES**

WHERE SERVICE COUNTS

**Constable Close,  
Ferndown, Dorset, BH22 9BX**



# LEASEHOLD (Share of Freehold)

## PRICE £225,000

***“Delightful modern first floor apartment close to shops and bus routes with 2 bedrooms, 2 bathrooms and spacious living room”***

This well appointed modern apartment is situated on the first floor with a corner aspect overlooking communal grounds.

Constable Close is located in an extremely convenient area within a level walk of M&S food hall, regular bus routes and Ferndown town centre shops and amenities.

The accommodation comprises two bedrooms served by an en-suite shower room, separate bathroom, a modern fitted kitchen and exceptional dual aspect large dining room with an attractive box bay window. Other benefits include gas central heating, double glazing, security entry phone system, fitted wardrobes, hallway storage communal passenger lift and an allocated parking space. The block occupies a well maintained sized plot with communal areas for residents. Pets are not permitted.

- **Spacious entrance** hall with double doors to ample storage cupboards with hanging space and shelving above and double cupboard housing the hot water cylinder, slatted shelving, wall mounted security entry phone
- **Living room** - superbly appointed dual aspect living area with double glazed feature windows to both side and rear aspects, double doors to:
- **Kitchen** – modern fitted kitchen comprising a range of base and wall mounted units with adjoining worktops, single drainer sink unit with a double glazed window above overlooking the communal grounds, integrated Bosch oven, inset 4 ring induction hob with extractor above, space and plumbing for washing machine, slimline dishwasher, tall standing fridge freezer, tiled splashbacks and cupboard housing a Potterton gas boiler
- **Bedroom One** – double glazed window to the rear aspect overlooking the communal grounds, range of built in wardrobes and door to:
- **En Suite Shower Room** – matching white suite comprising recessed shower cubicle with bi-fold glazed door and built in shower attachment, wash hand basin, chrome heated towel rail and extractor fan
- **Bedroom Two** – double glazed window to the rear aspect, range of fitted wardrobes
- **Family Bathroom** – well proportioned room with white matching suite comprising offset curved panel bath with wall mounted built in shower attachment and tiled splashbacks, WC, wash hand basin and extractor fan

**Lease:** 999 years from 2013

**Maintenance:** £1570 per annum

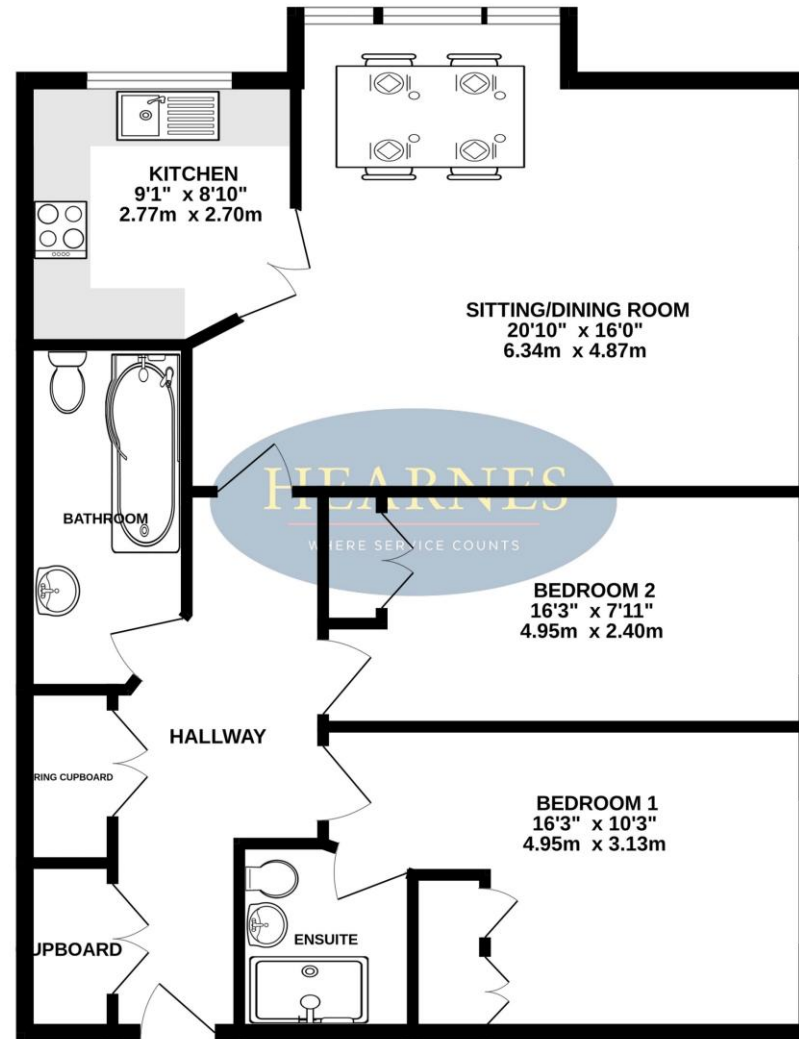
**COUNCIL TAX BAND: D**

**EPC RATING: C**



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.

FIRST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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