



HEARNES
WHERE SERVICE COUNTS

**Ripley Court, Coach House Mews
Ferndown, Dorset, BH22 9UZ**

LEASEHOLD PRICE

£200,000

“A spacious first floor apartment with a lift, southerly facing balcony and no chain”

This generous sized and conveniently located two double bedroom, one bathroom, one shower room first floor apartment has a southerly facing balcony, lift and allocated parking.

This light and spacious first floor apartment has allocated parking, is offered with no onward chain and is conveniently located for amenities.

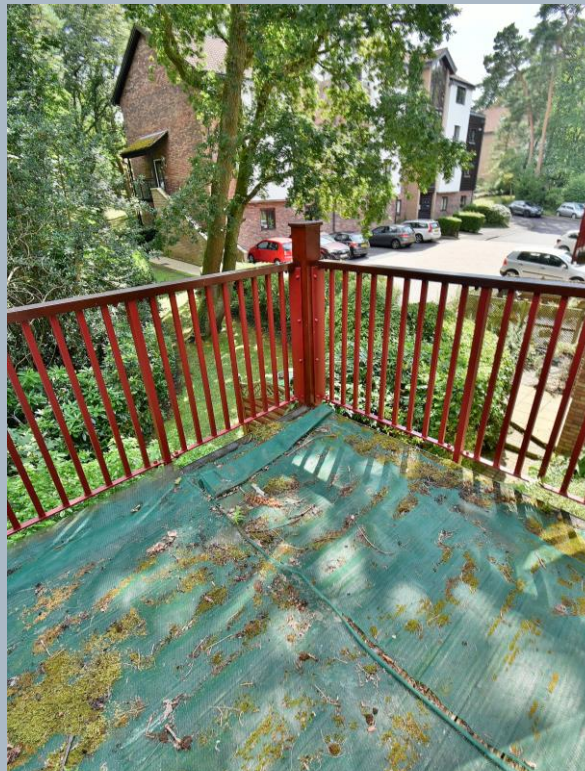
- **Generous size two double bedroom first floor apartment with no chain, parking and a lift**
- **Communal entrance hall with a lift and stairs**
- **Entrance hall**
- **Kitchen** with work surfaces, a good range of base and wall units, integrated fridge/freezer, oven, hob and extractor, washing machine, attractive tiled splashbacks, a cupboard housing a wall mounted gas-fired boiler and tiled floor
- 17ft x 17ft Light and spacious dual aspect **sitting room/dining room** with French doors leading out to a balcony
- **Balcony** measuring 8ft x 8ft, offers a good degree of seclusion and faces a southerly aspect
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, wc, pedestal wash hand basin, partly tiled walls and tiled floor
- **Bedroom one** is a generous sized double bedroom, benefitting from fitted wardrobes
- **En-suite shower room** finished in a white suite incorporating a good sized corner shower cubicle, wc, pedestal wash hand basin, tiled floor and partly tiled walls
- **Bedroom two** is a double bedroom with fitted double wardrobe and French doors leading out to the balcony
- **Allocated parking**, with an area designated for **visitors parking**
- All residents have use of the **beautifully kept communal gardens**
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market offered with **no onward chain**

Sainsbury's Supermarket is located approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

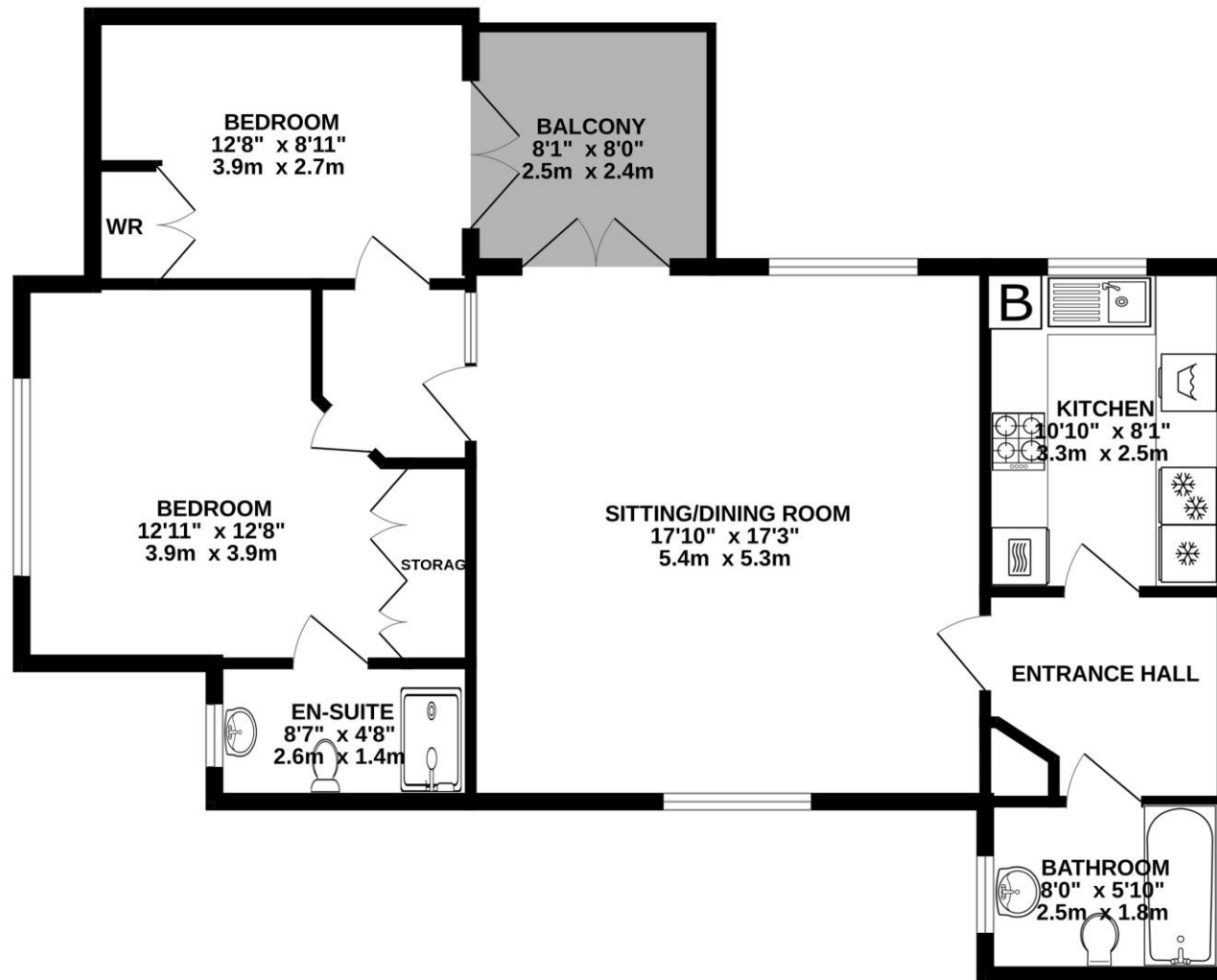
Lease: 999 Years from 2001
Ground rent and maintenance charge: Combined are approximately £1,450 every 6 months

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

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.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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