



BYRON
COURT



**Byron Court, Library Road
Ferndown, Dorset, BH22 9JX**

LEASEHOLD (Share of Freehold) PRICE £260,000

“A ground floor garden apartment with a 34ft patio and share of the freehold, for residents aged 55 and over”

This superbly positioned and generous sized two double bedroom ground floor garden apartment has a 34ft southerly facing private patio, a share of the freehold, single garage and is now offered with no forward chain. For residents aged over 55 years.

Byron Court is conveniently located in the heart of Ferndown's town centre. This particular apartment has the added advantage of its own large private patio area, a single garage located in a nearby block, is sold with a share of the freehold and no onward chain.

- **Light and spacious two double bedroom ground floor garden apartment with a private southerly facing patio and no chain**
- **Communal entrance hall**
- **Private inner entrance hall** with linen cupboard and two useful storage cupboards
- **Cloakroom** finished in a white suite
- 19ft Dual aspect **lounge/dining room** with a cupboard housing the wall mounted gas fired boiler and sliding patio doors leading out to a southerly facing private patio
- **34ft Southerly facing private patio** offering a good degree of seclusion, enclosed by a low level wall
- **Kitchen** incorporating work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, recces and plumbing for a washing machine, space for a fridge/freezer, larder cupboard, attractive tiled splashbacks and window overlooking the communal gardens
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom two** is also a generous sized double bedroom
- **Family bathroom** finished in a white suite incorporating a walk in panelled bath with shower over, WC, pedestal wash hand basin and fully tiled walls
- **Single garage** located in a nearby block, with an area designated for **visitors and residents parking**
- All residents have use of the beautifully kept **communal gardens**
- **Further benefits** include double glazing, a gas-fired heating system, entry phone intercoms system and the property now comes to the market offered with **no onward chain**

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

Lease: Approximately 993 years remaining

Maintenance: Currently £370 quarterly

Ground Rent: None

No pets allowed

COUNCIL TAX BAND: D

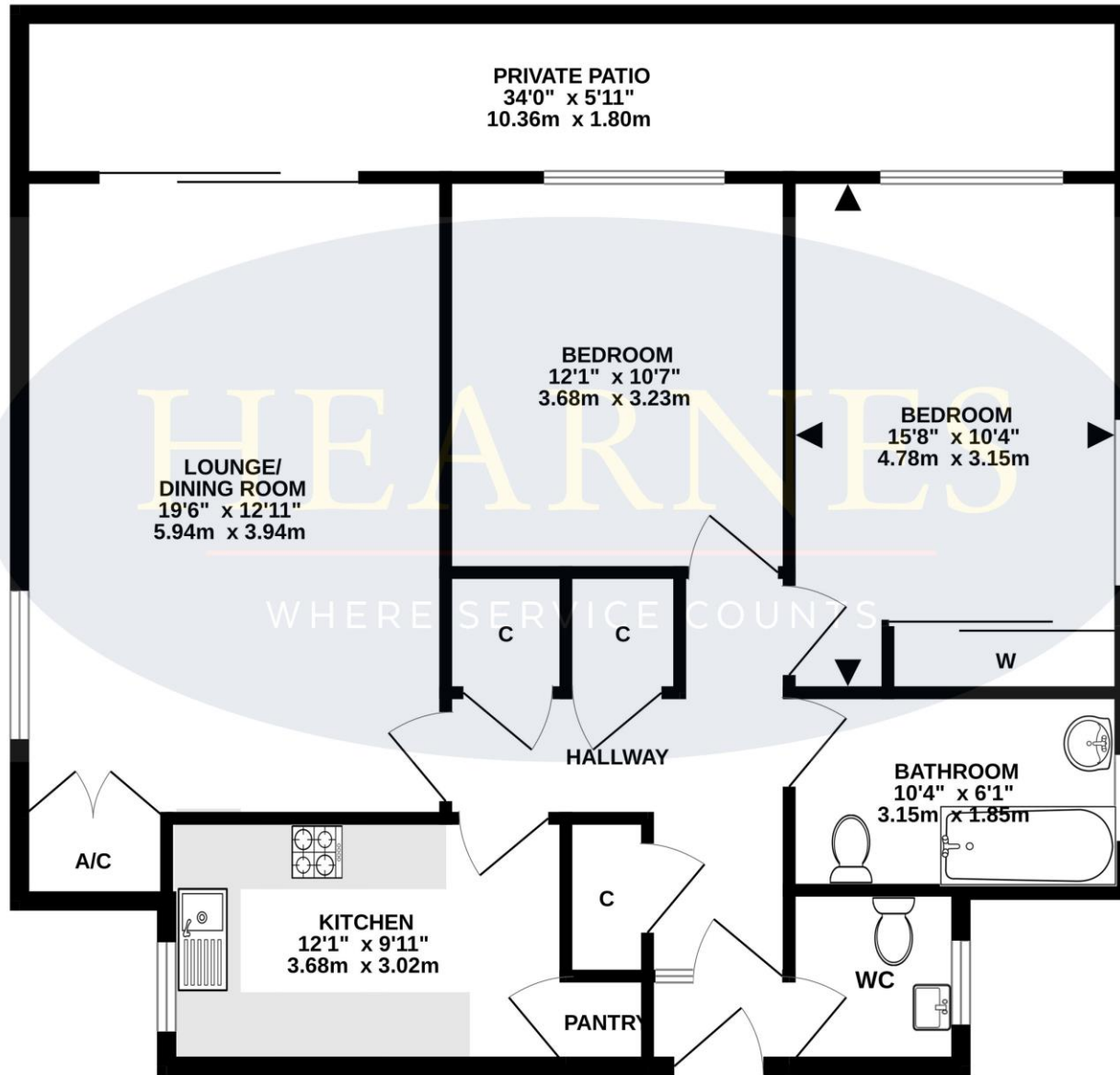
EPC RATING: C



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.

TOTAL FLOOR AREA : 1058sq.ft. (98.3 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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