

Bradbury House

Beaufoyo Avenue, Ferndown, Dorset BH22 9RL



HEARNES

WHERE SERVICE COUNTS



***“Exceptional, well proportioned ground floor apartment
offered with NO FORWARD CHAIN, built in 2010 in one of
the areas premier roads”***

LEASEHOLD (Share of Freehold) PRICE £325,000

A superbly appointed ground floor apartment situated to the rear of this impressive individually designed purpose built block constructed in 2010 occupying a wonderful mature setting and privately accessed via a sweeping drive.

The apartment is accessed via a video entry phone and well maintained communal area. The accommodation comprises two double bedrooms both with fitted wardrobes served by stylish en-suite and main bathroom, a spacious dual aspect lounge with French doors to the patio, wonderful open plan kitchen/dining room with comprehensive fitted kitchen and seating area overlooking the garden.

Other benefits include spacious reception/hallway with deep cupboards, gas central heating and double glazing, allocated parking and visitor spaces, section of patio and Share of Freehold.

- Front door to spacious **entrance hall** with double doors to walk-in storage, plain set ceilings, door to walk-in cupboard housing modern Gloworm gas boiler and additional storage space and wall mounted security video entry phone
- Positioned to the rear of the block this **dual aspect living room** has a double glazed window and French doors giving access to an area of paved patio and uninterrupted views across the communal grounds, plain set ceilings, solid stone ornate mantle, backdrop and hearth, part glazed quality double doors giving access to the kitchen/dining room
- **Kitchen/dining room** – a wonderful, open plan, versatile space. The kitchen comprises a range of modern base and wall mounted units with adjoining granite worktops and complementary splashback, integrated double oven, inset four ring gas hob with Neff extractor above, single sink unit with mixer taps, tiled flooring in the kitchen area, integrated fridge and freezer, integrated and concealed Neff dishwasher and washing machine, open plan to the dining/sitting room space with feature double glazed floor to ceiling window and additional port hole window providing space to sit and overlook the communal grounds
- **Bedroom one** is a well proportioned main bedroom with double glazed window to the side, two sets of double door wardrobes with hanging space and shelving over, door to en-suite shower room
- **En-suite shower room** fitted in a stylish modern suite with dual width shower cubicle, wall mounted shower and mosaic tiled walls continuing across one half of the en-suite with wash hand basin, WC, heated towel rail and extractor fan
- **Bedroom two** is another impressive double bedroom with double glazed window to the rear and built in wardrobe with double doors
- **Family bathroom** fitted in a modern white suite comprising panelled bath with shower screen, wall mounted shower and tiled wall, wash hand basin, WC, extractor fan and heated towel rail

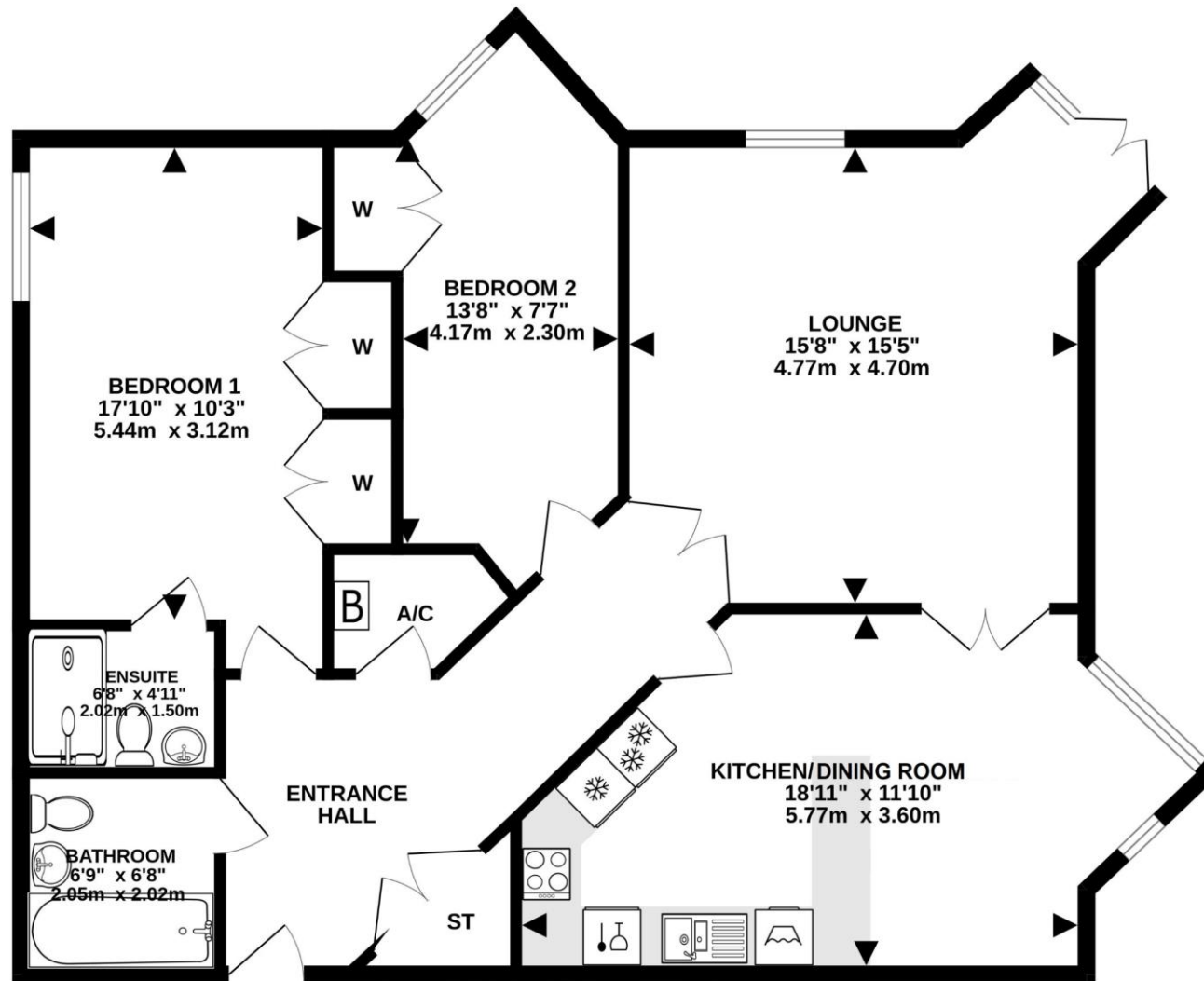
TENURE:	Share of Freehold on a 999 year lease from 25th March 2011
SERVICE CHARGE:	£900 For 6 months
GROUND RENT:	Nil
NO PETS ALLOWED	
COUNCIL TAX BAND: E	EPC RATING: B





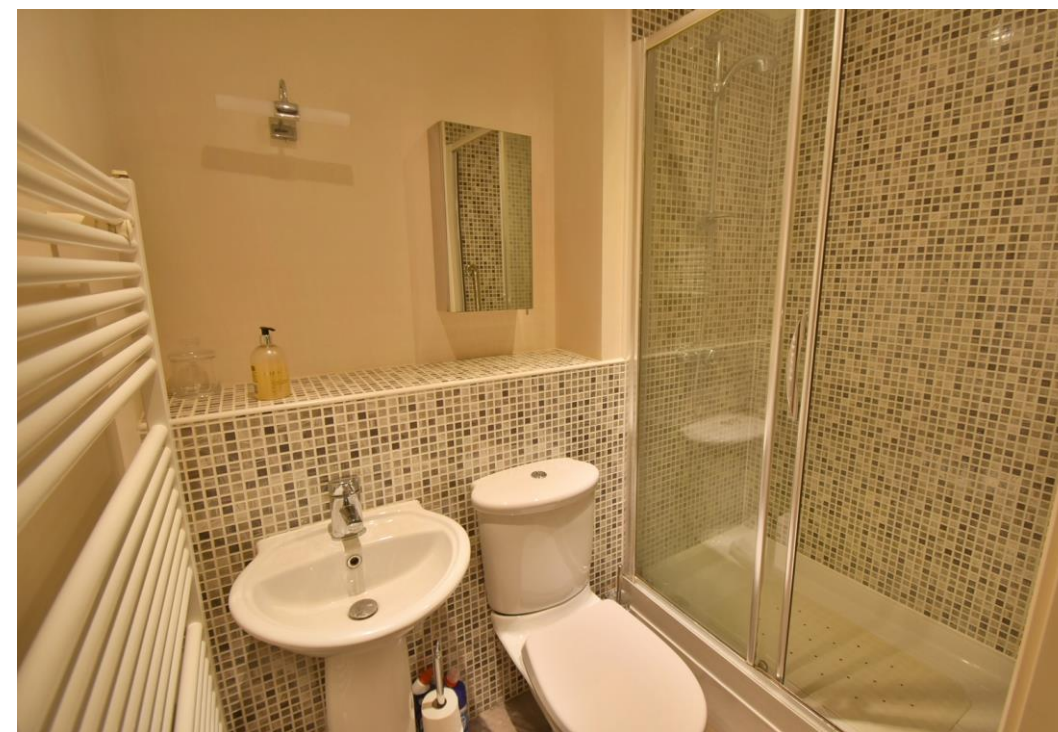
TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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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GROUND FLOOR

1029 SQ.FT (95.6 SQ.M) APPROX.





Outside

- The mature surrounding grounds provide a quiet, peaceful backdrop
- Beaufoys Avenue is one of Ferndown's sought after areas tucked away in a Sylvan style setting

Ferndown's town centre is located less than half a mile away and offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offers a championship golf course located on Golf Links Road which is located less than 2 miles away.



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