



**Flat Shelley Court, Library Road
Ferndown, Dorset, BH22 9JZ**

LEASEHOLD (Share of Freehold) GUIDE PRICE £250,000

***“A second floor apartment with stair lift,
single garage and a share of the freehold”***

This superbly positioned and generous sized two double bedroom second floor apartment has a southerly facing balcony, stair lift in the communal hallway, garage and a share of the freehold.

This light and spacious apartment has a recently replaced kitchen, a 22ft lounge/dining room with direct access out to a southerly facing private balcony, the added benefit of a separate cloakroom off the entrance hall, a single garage located in a nearby block and the apartment is sold with a share of the freehold and now comes to the market offered with no onward chain.

Shelley Court is located in the heart of Ferndown's town centre.

- **Second floor apartment with a stairlift, a share of the freehold and no chain**
- **Communal entrance hall with stairlift**
- **Entrance porch**
- **Cloakroom** with wc, wash hand basin, fully tiled walls and flooring
- **Inner entrance hall**
- **22ft Dual aspect lounge/dining room** with sliding patio doors leading out to a balcony
- **12ft Southerly facing private balcony**
- Refitted **modern kitchen** incorporating ample worktops, a range of high gloss base and wall units, integrated oven, grill, hob and extractor, recess for a freezer, integrated fridge, integrated washing machine, wall-mounted gas-fired boiler and attractive tiled splashbacks
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Bedroom two** is also a generous sized double bedroom
- **Family bathroom** incorporating a corner Jacuzzi bath with mixer taps and shower attachment, pedestal wash hand basin, wc, fully tiled walls and flooring
- The property is conveyed with a **single garage** located in a nearby block
- **Further benefits** include double glazing, a gas-fired heating system, entry phone intercoms system and the property comes to the market offered with no onward chain

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

Lease: 999 years from March 1976

Maintenance: £350 per quarter

Ground Rent: None

COUNCIL TAX BAND: D

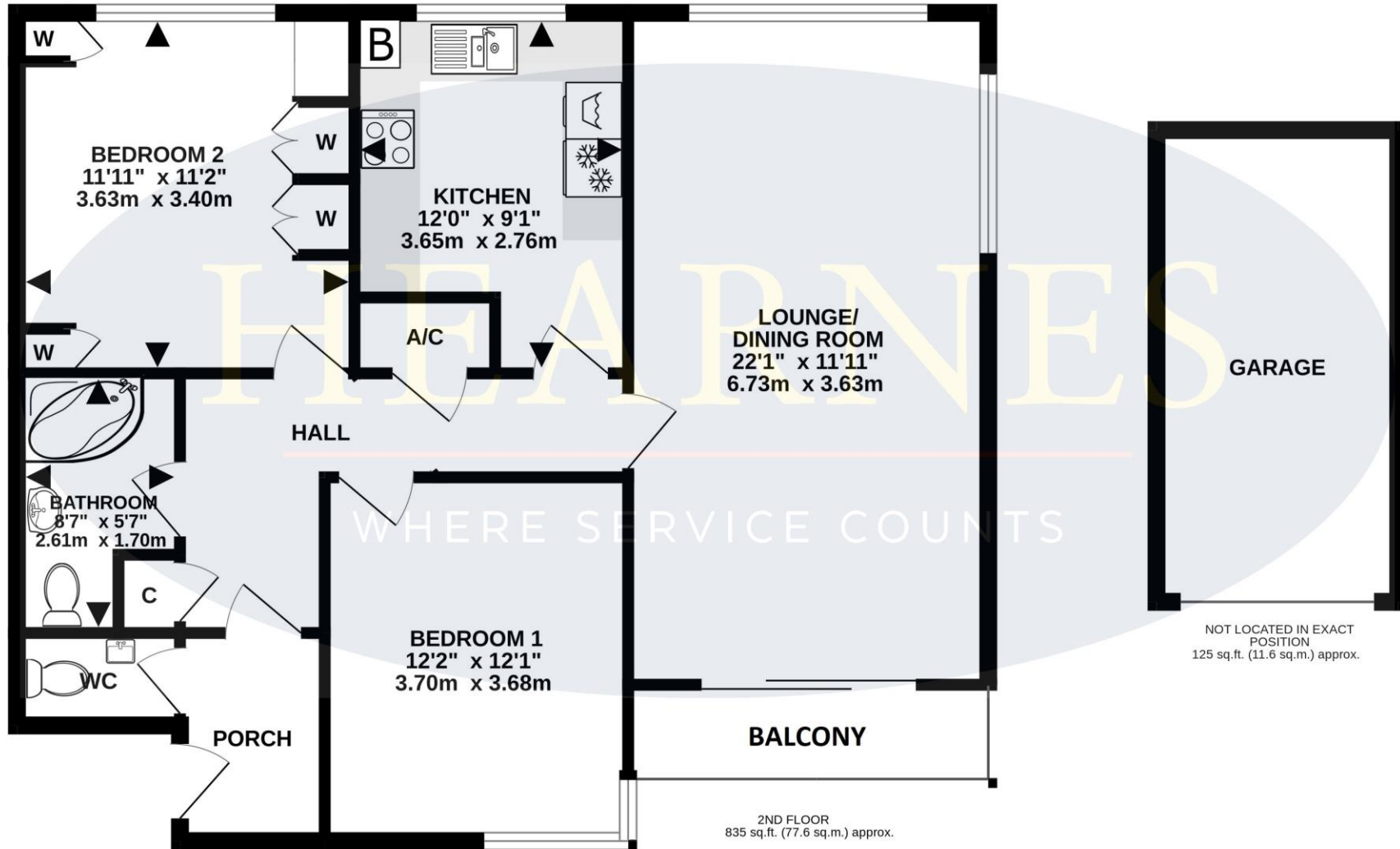
EPC RATING: D



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TOTAL FLOOR AREA : 960 sq.ft. (89.1 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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