



**Beaufoy's Court, Beaufoy's Avenue  
Ferndown, Dorset, BH22 9RQ**

# LEASEHOLD (Share of Freehold) PRICE £294,000

***“Well proportioned three bedroom ground floor apartment with Share of Freehold and garage offered with no forward chain”***

This well presented ground floor flat is situated in a well maintained development in a prime location only one mile from Ferndown shops and amenities, on regular bus routes and within level distance of a local shopping parade.

The accommodation comprises three double bedrooms served by two en-suites, a spacious dual aspect living/dining room with double glazed sliding doors to a private patio overlooking a secluded section of communal garden and a kitchen/breakfast room with integrated Bosch appliances and breakfast bar.

Other benefits include security entry phone access, L-shaped hallway with various storage cupboards, double glazing and a private single garage in the adjacent block with visitor parking.

**(Agents Note:** The vendor has confirmed that a gas central boiler and radiator will be added to the property).

Outside extremely well maintained communal grounds to both the front and rear with easy access to the garages, visitor parking and convenient turning space.

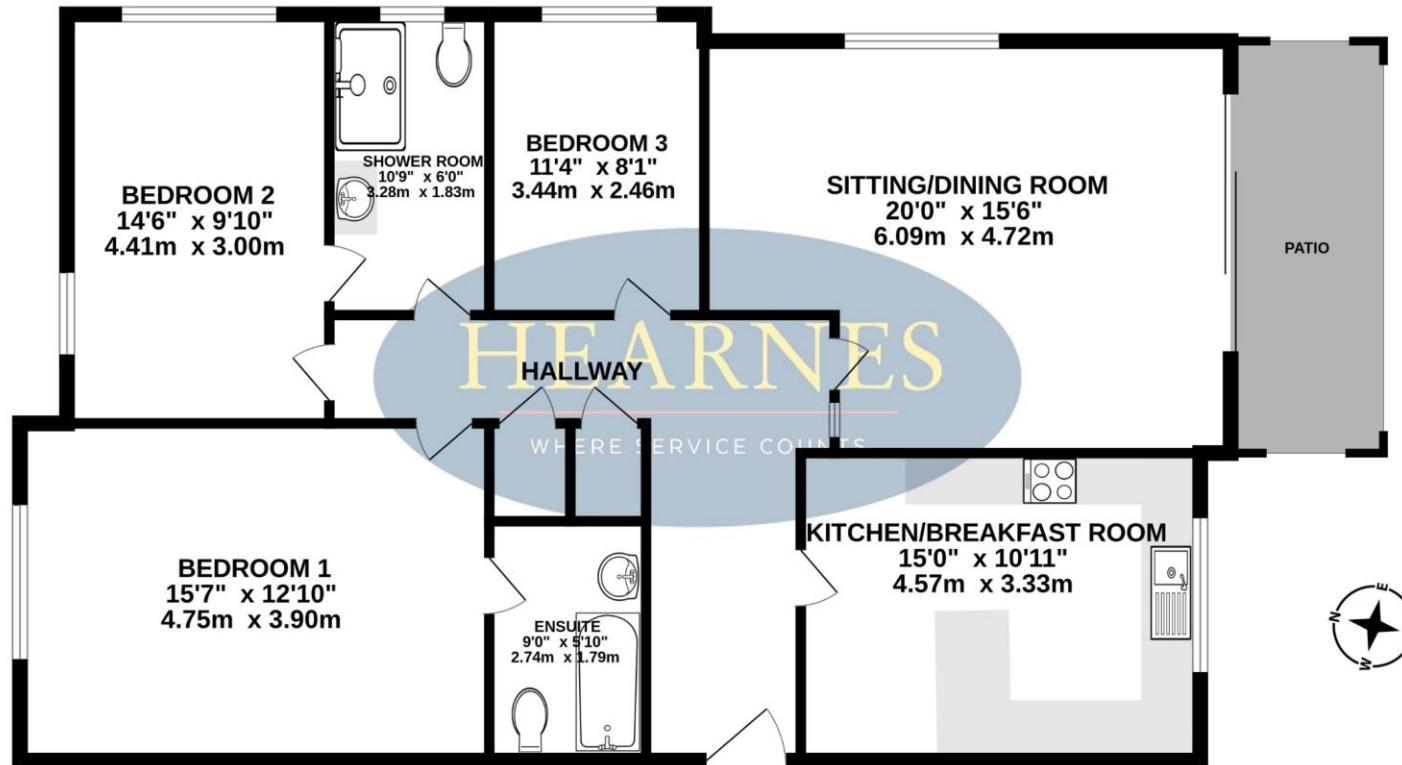
The private patio benefits from a particularly secluded outlook due to the position of the front facing due south with a mature backdrop of hedging and trees.

<b>TENURE:</b>	<b>Leasehold with a Share of Freehold</b>
<b>LEASE:</b>	<b>999 Years from March 1980</b>
<b>SERVICE CHARGE:</b>	<b>Currently £373.91 quarterly</b>
<b>RESERVE FUND PAYMENT:</b>	<b>Currently £181.88 quarterly</b>
<b>COUNCIL TAX BAND:</b>	<b>D</b>
<b>EPC RATING:</b>	<b>E</b>

AGENTS NOTE: 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.



GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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