



BYRON  
COURT

HEARNES

WHERE SERVICE COUNTS

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



# LEASEHOLD (Share of Freehold)

## GUIDE PRICE £230,000

***“A second floor apartment with a stair lift and a 12’ southerly facing balcony for residents aged 55 and over”***

This superbly positioned and generous sized two double bedroom second floor apartment has a stair lift in the communal hallway, a 12’ southerly facing balcony, Share of the Freehold and a single garage.

Byron Court is designed for residents aged 55 and over and is located in the heart of Ferndown’s town centre.

- **A light and spacious two double bedroom second floor apartment with a communal stair lift, southerly facing balcony and Share of Freehold**
- **Communal entrance hall** with a stairlift
- **Communal second floor landing** with meter/storage cupboard
- **Entrance porch**
- Good sized **entrance hall** with two storage cupboards
- 21’ Triple aspect **lounge/dining room**
- The **lounge area** offers a pleasant open outlook
- The **dining area** has sliding patio doors leading out onto a balcony
- 12’ **Balcony** which faces a southerly aspect and has an electronically operated sun canopy
- **Kitchen** incorporating rolltop work surfaces, base and wall units, integrated double oven, hob and extractor, recess and plumbing for washing machine and dishwasher, recess for fridge freezer, tiled splashbacks, double glazed window offering a pleasant outlook
- **Two double bedrooms**
- **Shower room** finished in a white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath and WC
- Separate **cloakroom** finished in a white suite
- Single **garage** located in a nearby block with light and power with an area designated for visitors and residents parking
- **Further benefits** include double glazing, gas fired heating system and entry phone intercom system

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

**Lease:** Approximately 85 years remaining

**Maintenance Charge:** Approximately £400 per quarter

**Ground Rent:** Nil

No pets allowed (visitors are allowed pets occasionally)

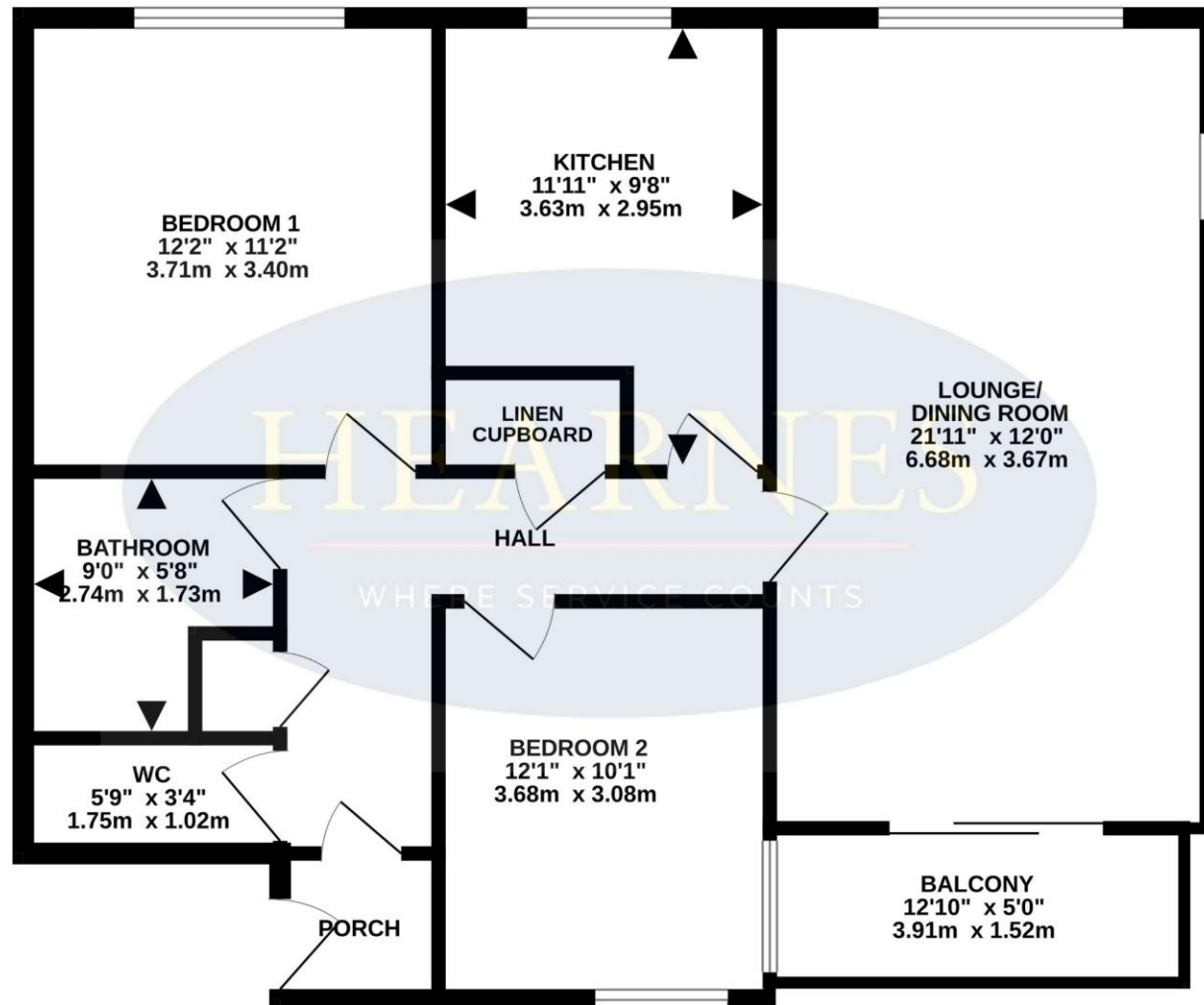
**COUNCIL TAX BAND: D**

**EPC RATING: C**

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TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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**2ND FLOOR**  
834 sq.ft. (77.5 sq.m.) approx.

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