



**Penrose, 440 Ringwood Road
Ferndown BH22 9AY**

LEASEHOLD PRICE

£225,000

“500 yards from Ferndown town centre on regular bus routes offered with no chain”

A modern, attractive purpose built block of apartments set back from the road amongst well maintained communal grounds in a prime location close to Ferndown's amenities and half a mile from the A31 commuter routes to Wimborne and Ringwood.

The apartment is situated on the first floor overlooking both the front and rear aspects accessed via a security entry phone with communal hall and stairs.

The accommodation comprises two bedrooms, a fitted kitchen and modern refitted shower room and a spacious dual aspect lounge/dining room.

Other benefits include gas central heating, double glazing, and the unique advantage of an allocated parking space and a single garage. Offered with no onward chain.



- **Entrance hall** security entry phone, doors to all rooms
- **Kitchen** fitted in a comprehensive range of base and wall mounted units with a contrasting work top, which continues round to form a breakfast bar. tiled splashbacks, integrated oven and four ring gas hob, with extractor above, 1.5 bowl sink with double glazed window above overlooking the rear garden, wall mounted gas combination boiler
- **Lounge/dining room**, double glazed window both to the side and front aspects
- **Bedroom one** has a double-glazed window to the rear aspect
- **Bedroom two** has a double-glazed window also to the rear aspect
- **The bathroom** has been refitted in a modern suite comprising dual width shower cubicle with chrome fittings and full height splashbacks and glazed screen, low level WC, pedestal wash hand basin, opaque double-glazed window
- **Garage** with up and over door and pitched roof

Outside

- Allocated **single parking space** and **guest parking**
- Mature **communal garden** surrounding the property

LEASEHOLD: 125 years from 1986 with 87 years remaining

MAINTENANCE: £818 every 6 months

GROUND RENT: Rent £87.50 every 6 months

COUNCIL TAX BAND: D

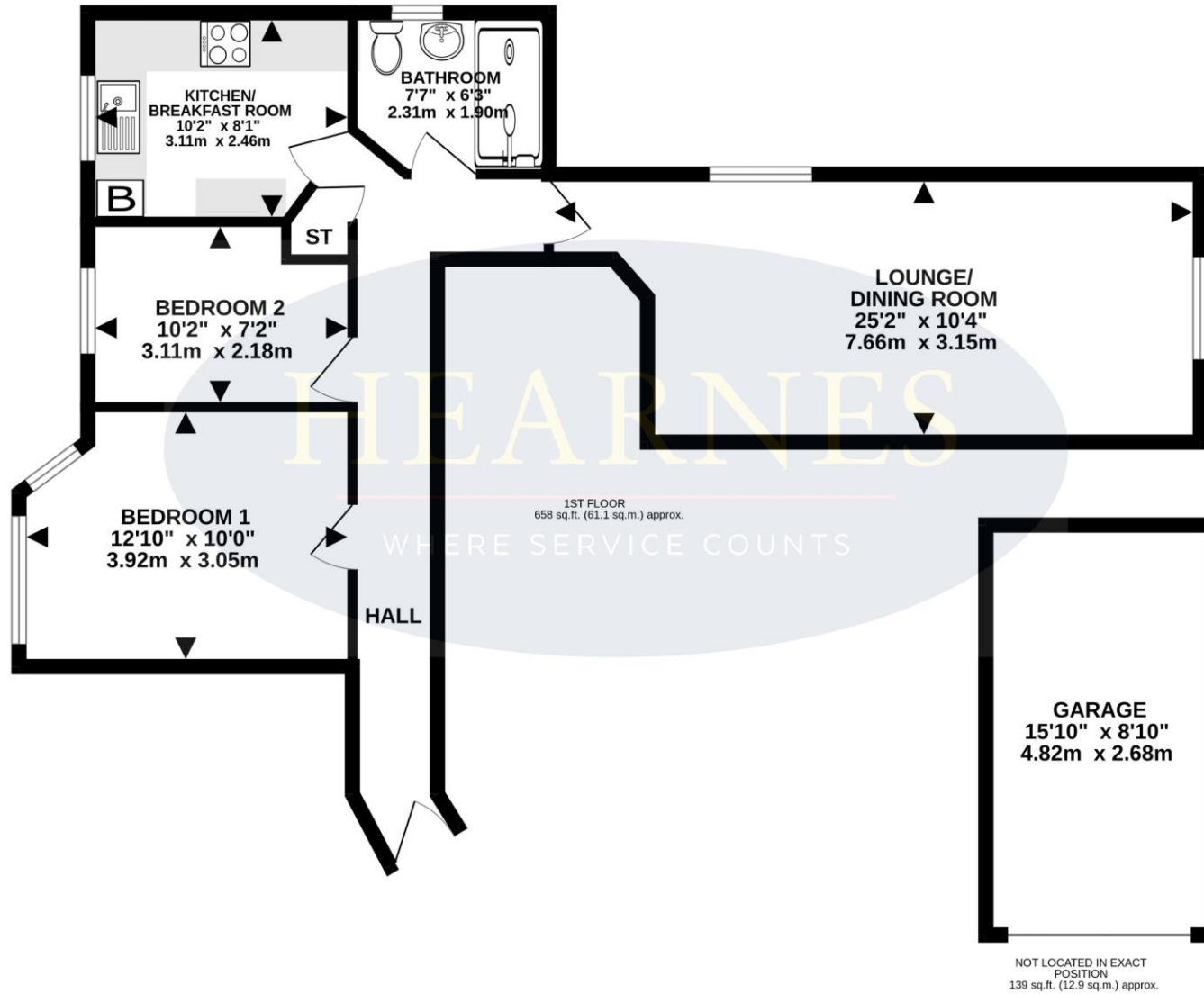
EPC RATING: C

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TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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