



Delkeith Court, 91 Dudsbury Avenue,  
Ferndown, BH22 8DY



# FREEHOLD GUIDE PRICE

## £265,000

***“A generous sized ground floor apartment with the Share of the Freehold and no chain”***

This conveniently located and generous sized two double bedroom ground floor apartment has a single garage located in a nearby block, is sold with the Share of the Freehold and is superbly positioned approximately 400 metres from Ferndown town centre.

This light and spacious ground floor apartment has had a number of improvements which include a replacement wall mounted gas fired Worcester boiler and the property also now comes to the market offered with no onward chain.

- **Two double bedroom ground floor apartment with the Share of the Freehold and a single garage**
- 16' Spacious **entrance hall** with a double coat cupboard with cupboard above and large storage cupboard
- Generous sized **lounge/dining room** with a window overlooking the communal gardens
- Modern **kitchen/breakfast room** incorporating rolltop work surfaces with a good range of base and wall units, integrated oven, hob and extractor, integrated fridge/freezer and washing machine, tiled splashbacks, wall mounted gas fired Worcester boiler, tiled floor and space for breakfast table and chairs
- **Bedroom one** is a good sized double bedroom enjoying a pleasant outlook over the communal gardens
- **Bedroom two** is also a large double bedroom (previously being used as a dining room)
- **Shower room** has been re-fitted in a modern white suite incorporating a corner shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls
- The property is conveyed with a single garage which is located in a nearby block
- **Single garage** has a metal up and over door and power
- All residents have the use of the well kept **communal gardens**
- **Further benefits** include double glazing, gas fired heating system with replacement boiler. The property is also offered with no onward chain

**Lease:** TBC

**Maintenance Charge:** TBC

**Ground Rent:** None

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

**COUNCIL TAX BAND: D**

**EPC RATING: C**

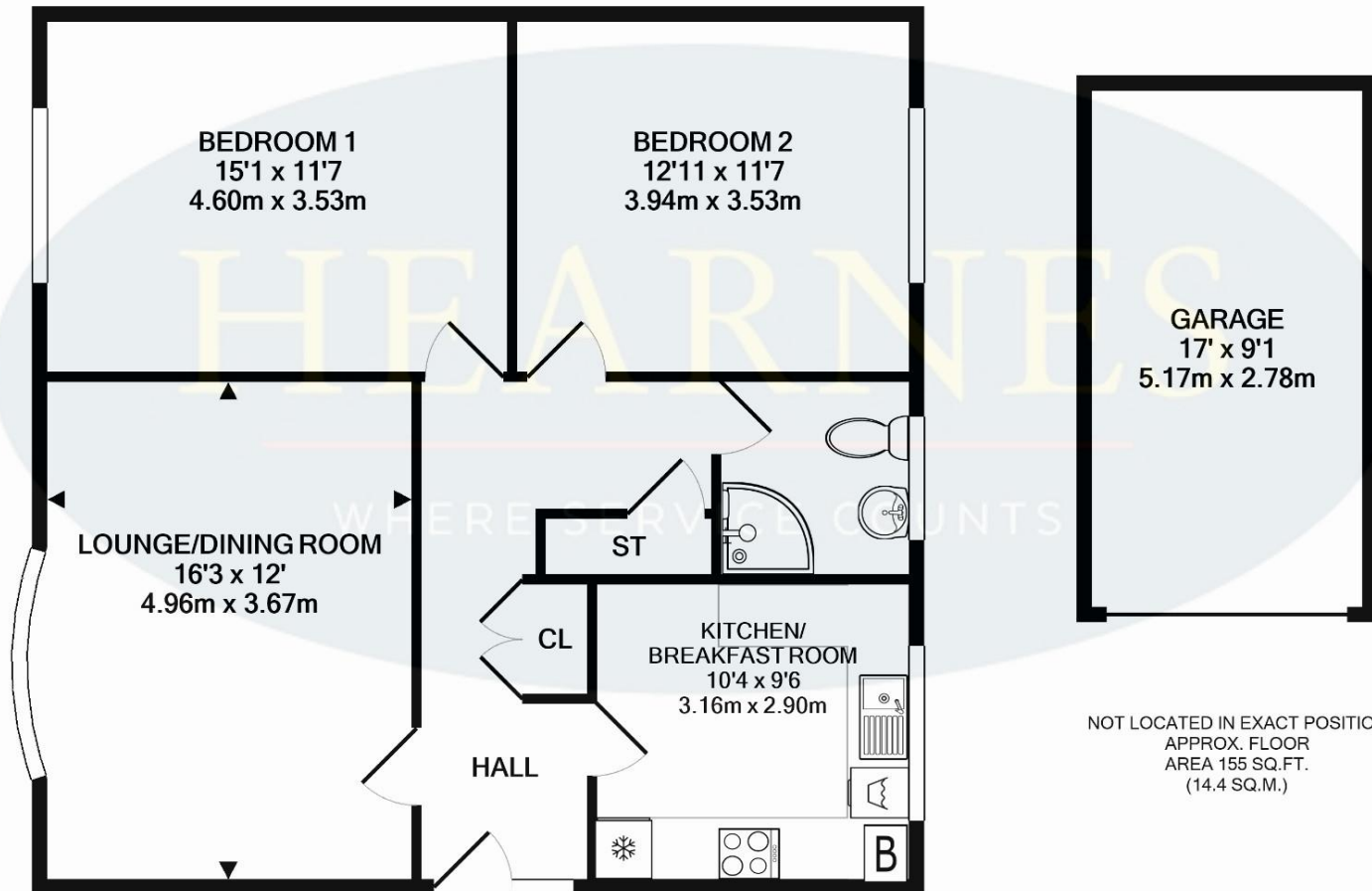
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
APPROX. FLOOR  
AREA 784 SQ.FT.  
(72.8 SQ.M.)

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