



**St Marys Mews, 1 Fernlea Avenue
Ferndown, Dorset BH22 8HF**

LEASEHOLD PRICE

£160,000

“A delightful ground floor apartment with private patio and outlook over Southerly aspect communal grounds offered with NO chain”

St Marys Mews is a popular modern development for over 60's providing peace of mind with a dedicated on-site manager and 24 hour emergency call system.

The block is set amongst well maintained communal grounds in a prime location, with private gated access to Ringwood Road, Ferndown town centre and regular bus routes. Residents can enjoy a communal lounge, hairdressing salon and laundry room.

The apartment is situated at the rear of the block providing views across a large expanse of communal lawn from the private patio, whilst the well presented accommodation comprises:

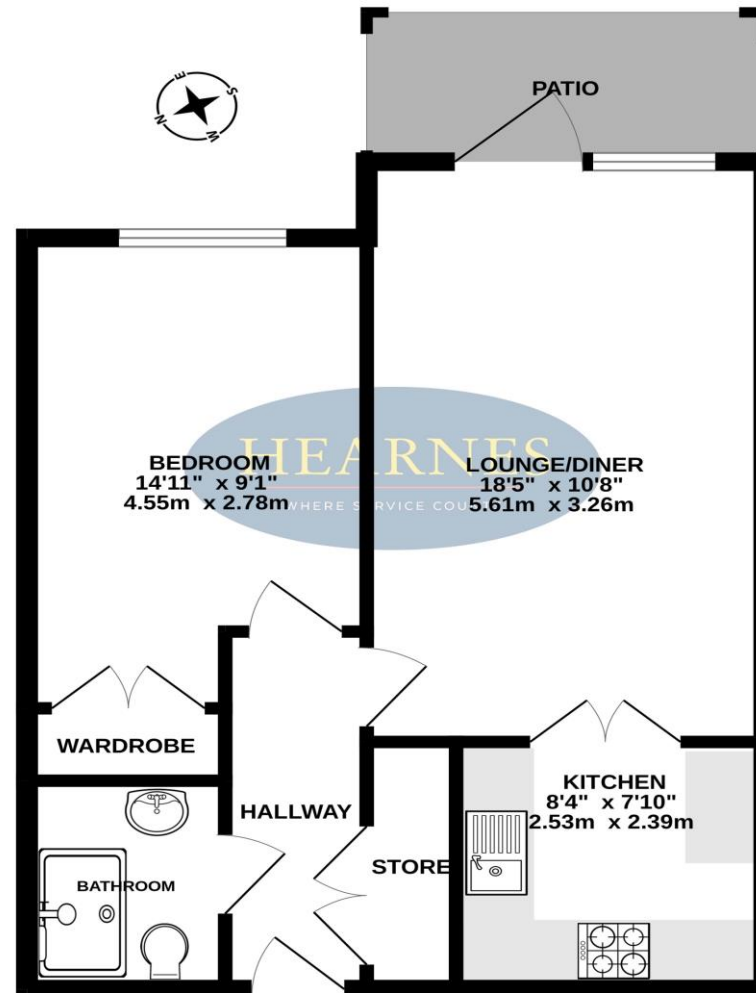
- **Entrance hall** with large storage/airing cupboard
- **Lounge/dining room** spacious room with double glazed window and patio door, storage heater, electric fire doors to;
- **Kitchen** comprising a range of base and wall mounted units with worktops, integrated oven and grill, inset hob, plumbing for washing machine and space for fridge freezer
- **Bedroom** double glazed window overlooking the communal grounds, built-in cupboard
- **Shower room** refitted modern suite comprising dual width shower cubicle, wash hand basin with vanity unit, low level WC, tiled walls, extractor fan
- **Parking** is provided on a first come, first served basis with additional parking

LEASEHOLD: 99 Years from 1989
SERVICE CHARGE: £3,476.26 Per annum
GROUND RENT: £260.15 Per annum
COUNCIL TAX BAND: C **EPC RATING:** C



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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 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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