



**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD (Share of Freehold)

## PRICE £289,950

***“A spacious ground floor town centre apartment with a share of the freehold and no chain”***

This superbly positioned and generous sized two double bedroom ground floor garden apartment has a share of the freehold, single garage and is offered with no forward chain.

Byron Court is conveniently located in the heart of Ferndown's town centre. This particular apartment has the added advantage of its own private patio area and now comes to the market offered with a share of the freehold and no onward chain.

- **Light and spacious two double bedroom ground floor apartment with a southerly facing patio, single garage and a share of the freehold**
- **Communal entrance hall**
- Private **inner entrance hall**, walk in storage cupboard
- **Cloakroom** finished in a white suite with wc and concealed cistern, wash hand basin with vanity storage beneath and partly tiled walls
- **21ft Triple aspect lounge/dining room**. The lounge area enjoys a pleasant outlook over the communal garden and has a living flame coal effect electric fire
- **Dining area** with space for a dining table and chairs and sliding patio doors leading out to the southerly facing patio area
- **Patio** area enclosed by a low level wall, offers a good degree of seclusion, is paved and faces a southerly aspect
- **Kitchen** incorporating ample worktops, a good range of base and wall units with underlighting, integrated Neff four ring gas hob with extractor canopy above, oven and combination oven, recess for a fridge and freezer, recess and plumbing for a washing machine, attractive tiled splashbacks, wall-mounted gas-fired Worcester boiler and a window overlooking the communal gardens
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture and enjoying a view over the communal gardens
- **Bedroom two** is also a generous sized double bedroom, enjoying pleasant outlook over the communal gardens
- Good sized **shower room** incorporating a large walk-in corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls
- Conveyed with a **single garage** located in a nearby block, with an **area designated for visitors and residents parking**
- All residents have the use of **beautifully kept communal gardens**
- **Further benefits** include double glazing, a gas-fired heating system with replacement boiler, entry phone intercoms system and the property now comes to the market offered with **no onward chain**

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

**Lease:** approximately 993 years remaining

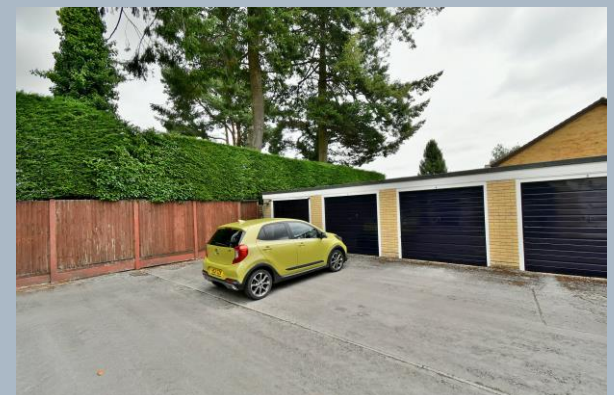
**Maintenance:** £370.00 quarterly

**Ground Rent:** None

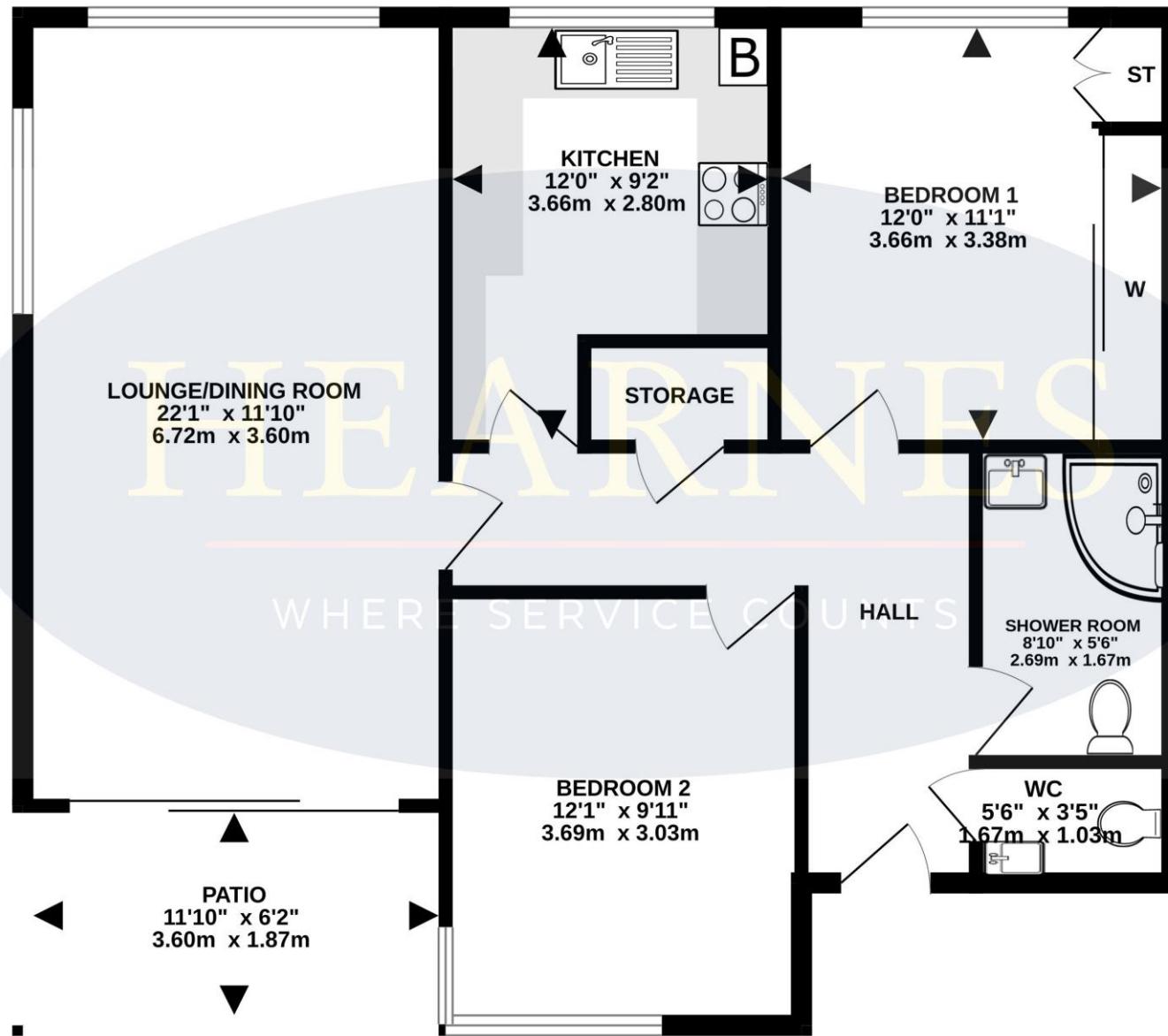
**COUNCIL TAX BAND: D**

**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 FLOOR AREA : 863 sq.ft. (80.2 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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