



**Dudsbury Crescent
Ferndown, Dorset, BH22 8JD**

LEASEHOLD (Share of Freehold) PRICE Offers Over £350,000

A superbly appointed ground floor luxury apartment set in a secure elevated position adjacent to wonderful, landscaped grounds providing three double bedrooms, en-suite and main bathroom, comprehensive fitted kitchen and 17'3 x 12'10 lounge/dining room with doors to a well-proportioned south facing patio.

Other benefits include quality double glazing, gas central heating, allocated secure underground parking and a share of the freehold. 'The Ferns' is an intimate, luxury purpose built block thoughtfully designed around well-maintained mature landscaped grounds and a vast paved section of patio. This prime location provides convenient access to Ferndown town centre, shops and amenities, regular bus routes and a short walk from a popular M&S Food Hall.

Communal steps lead up to the elevated first floor entrance with very well-maintained communal hall, stairs and lift.

- **Entrance hall** with security entry phone, storage cupboard and cupboard housing a pressurised tank
- **Modern kitchen** with a range of base and wall-mounted units, worktops, one and a half bowl sink with window above, raised and integrated oven and grill, inset four ring gas hob, microwave, space for a tall fridge/freezer, integrated dishwasher, washing machine, tiled flooring, under cabinet downlights and underlighting
- **Lounge/dining room** which is an impressive living space with a box bay window and French doors giving access to and overlooking the patio and communal grounds
- Private **patio**, exceptionally private extending across the width of the apartment with a partially covered area from the main bedroom enclosed by an attractive brick wall
- **Bedroom one** with full height windows and French doors to the private covered patio and two fitted double cupboards
- **En-suite shower room** comprising shower cubicle, tiled floor and part tiled walls, vanity unit, inset basin, wc and extractor fan
- **Bedroom two** with a window and fitted wardrobes
- **Bedroom three** with a window
- **Bathroom** with luxurious suite comprising panelled bath, vanity unit with his and hers wash hand basins, wc, part tiled walls and flooring and electric heating
- Driveway access to **visitors parking** and **residents parking**, bin store, automated door to a secure underground parking space and storage area

SERVICE CHARGE:
INSURANCE:
SINKING FUND:
COUNCIL TAX BAND: E

£1,783 Per annum
£410 Per annum
£30 Per month
EPC RATING: E

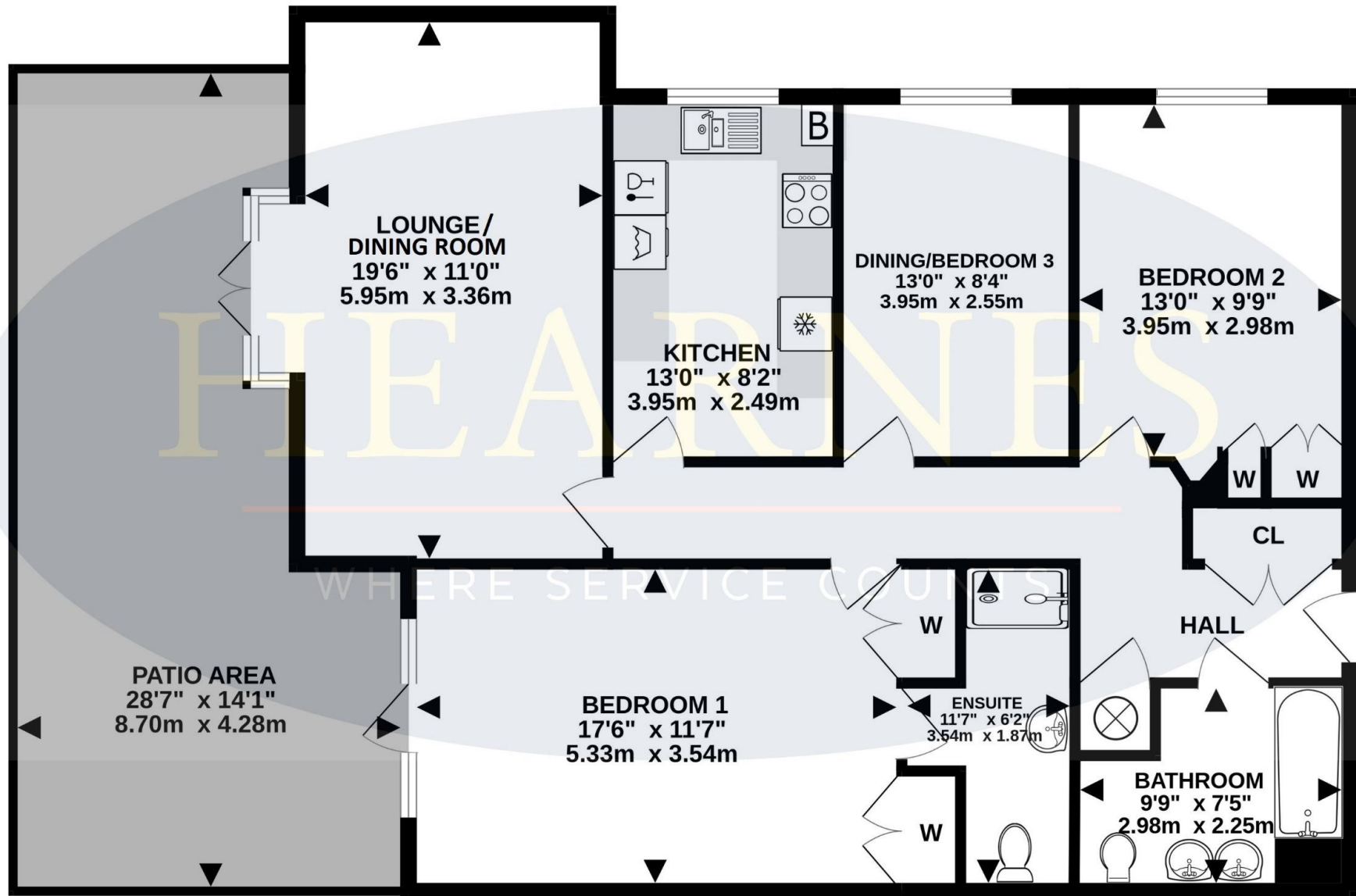
“Impressive luxury apartment providing three double bedrooms, two bathrooms, private patio, secure parking and no chain”



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TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

