



**HEARNES**

WHERE SERVICE COUNTS

**Beaufoys Court, Beaufoys Avenue  
Ferndown, Dorset, BH22 9RQ**

# LEASEHOLD (Share of Freehold)

## PRICE £275,000

**“Very well-proportioned first floor flat with no chain, two bedrooms, balcony, garage and a share of the freehold”**

This extremely well-proportioned purpose-built apartment is situated on the first floor at the end of the building, providing a triple aspect over the communal grounds.

The accommodation comprises two bedrooms served by a modern bathroom and separate WC, dual aspect 20ft lounge/dining room with double glazed sliding doors to a delightful southerly aspect balcony overlooking the gardens, together with an impressive, fitted kitchen/breakfast room.

Other benefits include gas central heating, double glazing, two large storage cupboards in the hallway, security entry phone access, privately owned garage adjacent to the flat, a share of the freehold and the flat roof on the block was recently replaced.

- Security entry phone and communal front door and stairs to the first floor, with a private front door to the entrance hall
- **Entrance hall** – doors to two large storage cupboards and wall-mounted security entry phone
- **Lounge/dining room** – particularly spacious dual aspect room with a window to the side, sliding patio doors to the front aspect giving access to a delightful first floor balcony overlooking the communal grounds and wall-mounted electric flame effect fire
- **Kitchen/breakfast room** – extremely well-proportioned with fitted kitchen comprising a comprehensive range of wall-mounted units, adjoining worktops, glazed display cabinets, tiled splashbacks, one and a half bowl sink unit/drainer and mixers taps with window above overlooking communal grounds, integrated raised oven, inset four ring gas hob with extractor above, space, power and plumbing for a washing machine, dishwasher and fridge, further space for a tall standing fridge/freezer, ample space for a dining table and chairs and a cupboard housing a wall-mounted Worcester gas combination boiler
- **Bedroom one** – dual aspect with windows overlooking the front and side aspects and a range of fitted wardrobes with mirror front doors
- **Bedroom two** – window to the front aspect
- **Bathroom** – modern matching suite comprising; panelled bath with glazed shower screen, mixer taps and shower attachment, fully tiled walls, wash hand basin, WC and opaque window to the front aspect
- **Separate cloakroom** – WC, pedestal wash hand basin and extractor fan

The property is conveniently located on a level access to local bus services, a local convenience store and access (approx. 1 mile away) to Ferndown town centre amenities.

**Tenure:** Share of freehold on a 999 year lease from 1981

**Maintenance:** £653.75 per quarter

Shorthold tenancies allowed

No pets

**Agents Note:** The vendor informs us that the white goods will be included in the sale

**COUNCIL TAX BAND: D**

**EPC RATING: C**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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