



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

LEASEHOLD PRICE

£150,000

“This ground floor retirement apartment conveniently situated approximately 300 metres from the town centre”

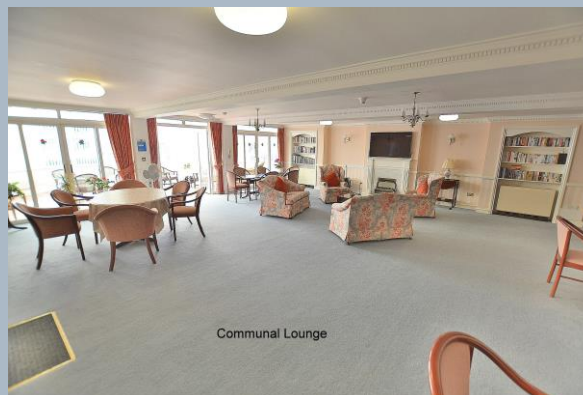
This superbly positioned and generous sized one double bedroom ground floor retirement garden apartment has its own private patio area, is offered with no onward chain and is conveniently situated approximately 300 metres from Ferndown’s town centre.

- **One double bedroom ground floor retirement apartment with a patio and no chain**
- **Entrance hall** with double airing cupboard
- 18ft Generous size **lounge/dining room** with ample space for dining table and chairs, feature fireplace, double glazed patio door leading out onto a patio area
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for fridge/freezer, recess and plumbing for washing machine, integrated oven, hob and extractor, tiled splashbacks and double doors leading through into the lounge/dining room
- **Double bedroom** with double glazed window overlooking the communal gardens and fitted floor to ceiling wardrobes with mirror sliding doors
- **Wet room** incorporating a good size walk-in shower area, WC, pedestal wash hand basin, fully tiled walls
- **The patio area** faces a westerly aspect and offers a pleasant outlook over the communal gardens
- The **communal gardens** are beautifully kept, predominantly laid to lawn with well stocked shrub borders and flower beds. A path provides access to communal areas and various accesses into St Marys Mews. A gate at the rear provides access to the nearby Ringwood Road which allows easy access to the town centre with a supermarket, post office, library, health centre and other amenities.
- All residents have the use of the communal facilities in St Marys Mews which include a laundry room, refuse store, communal lounge, kitchen, hairdressing salon with visiting hairdressers and conservatory
- We understand that there is a nominal charge for the guest suite
- **Further benefits include:** a house manager who works 9am – 5pm, 5 days a week, 24hr Careline system, a lift to all floors, double glazing, electric heating and an entryphone system

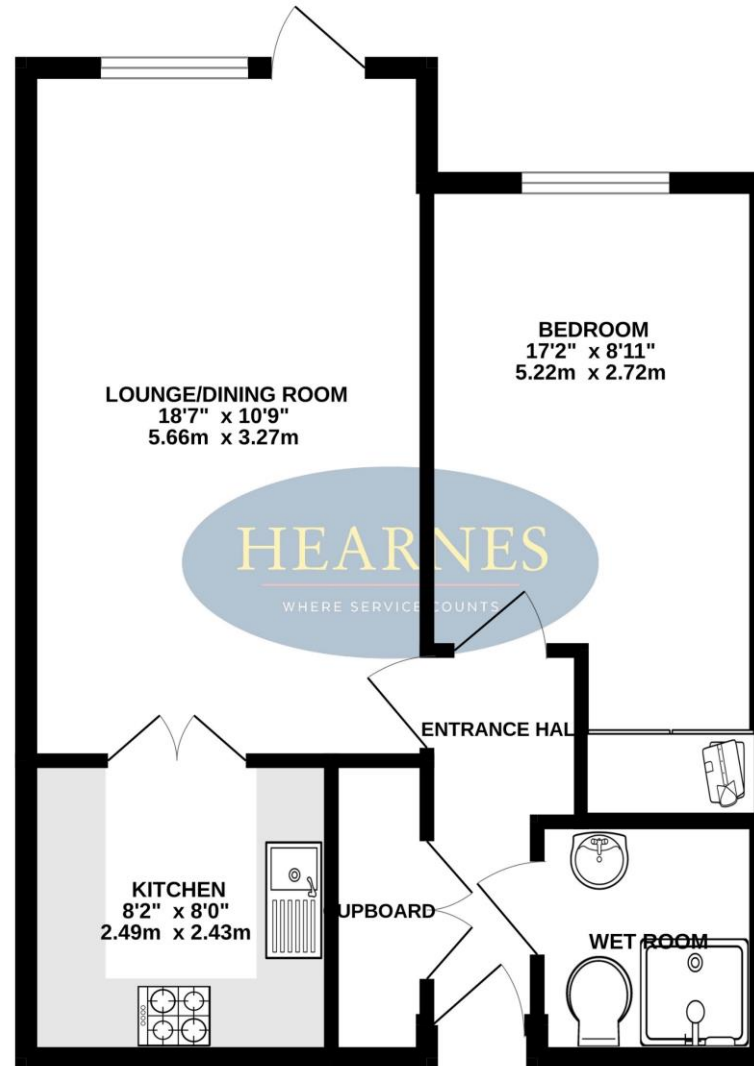
Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASE:	99 years from 1989
MAINTENANCE:	Currently approx. £3,327.47 per annum
GROUND RENT:	Currently approx. £260.15 per annum
COUNCIL TAX BAND: C	EPC RATING: C

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



GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.7 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

