



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

# LEASEHOLD PRICE

## Offers in Excess of £110,000

***“First floor modern apartment with balcony situated on a short level walk to Ferndown centre, amenities, offered with no chain”***

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

The block is located in a prime position with a personal gate to Ringwood Road's regular bus routes and the shops in the heart of Ferndown.

Residents can enjoy the well-maintained grounds with parking available to visitors, a resident's lounge, hairdressing salon and communal laundry.

The apartment is situated on the first floor and is accessed via a secure entrance phone system and lift to all floors and a convenient rear additional entrance from the carpark area.

The accommodation comprises of a double bedroom, with accompanying furniture, lounge/dining room with balcony, comprehensive fitted kitchen and bathroom.



- **Entrance hall** with large airing/storage cupboard
- **Lounge/diner** spacious room with area for dining table, double glazed window and door to a balcony overlooking the side aspect
- **Kitchen** fitted with range of base and wall mounted units, integrated oven, electric hob, extractor, plumbing for washing machine and space for fridge/freezer, area for small table
- **Bathroom** matching suite comprises of panelled bath, low level WC, pedestal wash hand basin, electric heating, emergency pull cords and double glazing.
- The property is in good decorative order and is offered with no forward chain and therefore immediate possession

### Outside

- Beautifully maintained **communal gardens** with pleasant seating areas around the drop off area, **parking** is on a first come first served basis with additional visitor spaces.
- 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 there is a nominal charge for the guest suite



**Leasehold 99 years from 1989**  
**Maintenance £3476.26 per annum**  
**Ground rent £260.15 per annum**

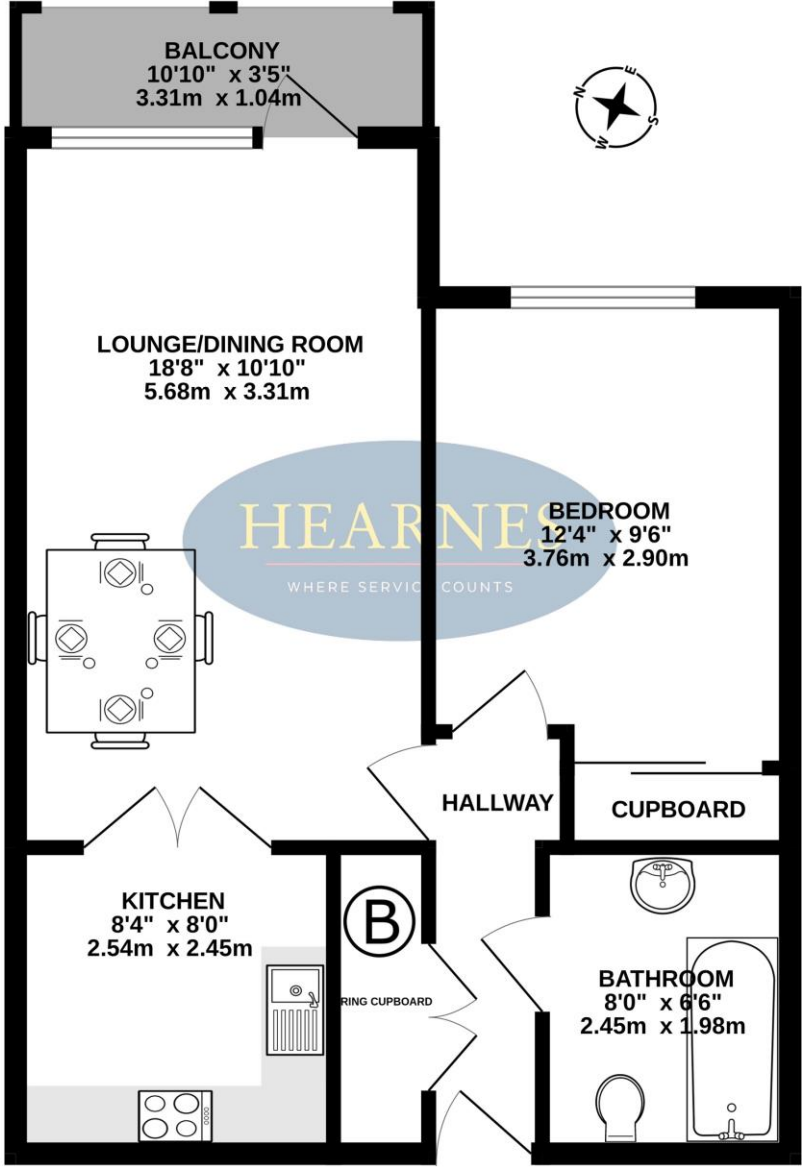
**COUNCIL TAX BAND: C**

**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.

FIRST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



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