



St Marys Mews,
Ferndown, Dorset, BH22 8HF

LEASEHOLD

GUIDE PRICE £125,000

***“A first floor retirement apartment with a lift
approximately 200 metres from the town centre”***

A conveniently located one double bedroom first floor retirement apartment for residents aged 60 and over with a lift.

St Marys Mews is conveniently located approximately 200 metres from Ferndown town centre, while a pedestrian gate leads out onto Ringwood Road. The property also comes to the market offered with no onward chain.

- **One double bedroom first floor retirement apartment with a lift**
- **Entrance hall** with a double airing cupboard
- Generous sized 18' **lounge/dining room** with a feature fireplace, ample space for dining table and chairs and a double glazed door leading out to the balcony
- 11' **Balcony** which faces a westerly aspect and offers a pleasant outlook over the communal gardens
- **Kitchen** has been refitted and incorporates ample rolltops, good range of base and wall units, integrated oven, microwave, hob and extractor, recess and plumbing for washing machine, space for fridge freezer, attractive tiled splashbacks and under cupboard lighting
- **Bedroom** is a good sized double bedroom enjoying a pleasant outlook over the communal gardens and with a fitted wardrobe with mirrored sliding doors
- **Shower room** has been refitted in a stylish white suite incorporating a good sized shower cubicle with a chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, fully tiled walls
- **Communal gardens** are beautifully kept. Paths provide access to the communal areas and various accesses to St Marys Mews. All residents have the use of the excellent range of communal facilities which include a laundry room, lounge, kitchen, conservatory, hair salon and visitors hairdressers, guest suite which we understand there is a nominal charge for the use of

St Marys Mews has an onsite manager who works 9am – 5pm five days a week with a 24 hour careline response system

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

Lease: TBC

Maintenance Charge: currently £270.15 per calendar month rising to £288.83 from January 2024

Ground Rent: £130.07 per 6 month period

COUNCIL TAX BAND: C

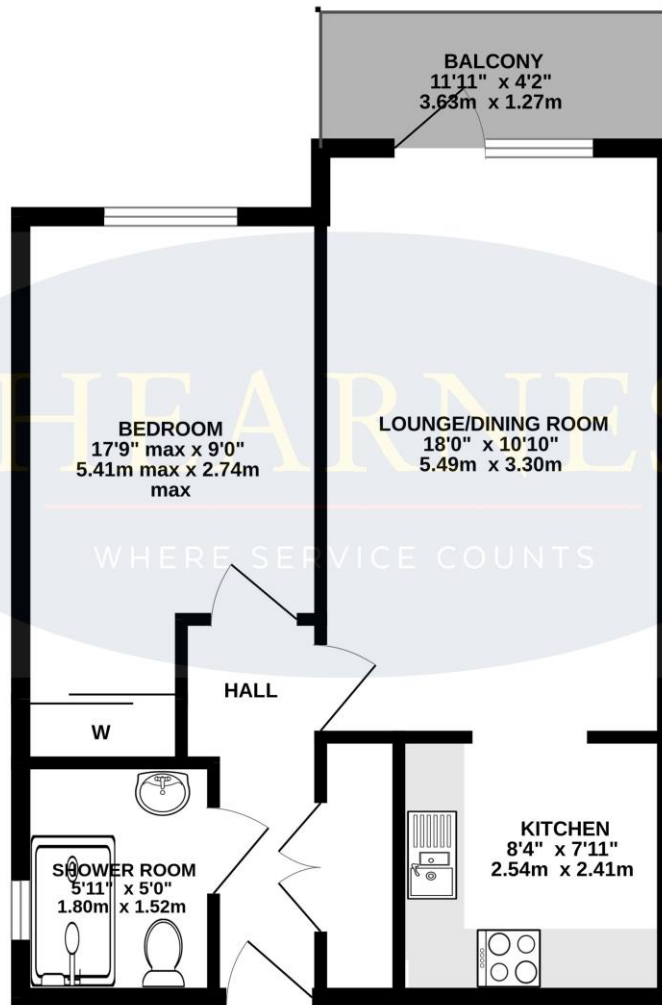
EPC RATING: C

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.



TOTAL FLOOR AREA : 501sq.ft. (46.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal Lounge



Communal Conservatory