



HEARNES
WHERE SERVICE COUNTS

**Homelands House
Ferndown, Dorset, BH22 9DA**

FREEHOLD PRICE

£80,000

“Ground floor apartment with southerly aspect, private patio and no forward chain”

Occupying one of the sunniest aspects within Homelands House, this ground floor apartment benefits from a southerly facing patio overlooking mature, well maintained communal grounds.

The block is located within yards of Ferndown’s town centre and amenities, supermarket, library, doctor surgeries and regular bus links. The apartment is situated on the ground floor accessed via a security entry phone and communal hallways to the residents lounge, laundry and visitors suite.

The accommodation comprises a double bedroom with fitted wardrobes, fitted bathroom and kitchen and a spacious living room with double glazed door to the southerly aspect paved patio making this flat particularly light and airy.

- **Entrance hall**
- **Living room** with door to patio
- **Kitchen** comprising fitted units, space for fridge/freezer, inset hob and integrated oven
- **Bedroom** with double glazed window to the front aspect, fitted wardrobes
- **Bathroom** fitted in a suite comprising panelled bath with mixer taps and shower low level WC and pedestal wash hand basin with vanity storage beneath, tiled walls

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

Ferndown’s town centre is located approximately 200 metres away.

LEASEHOLD: 98 years from 1st September 1983

MAINTENANCE: Approximately £1,546.51 every 6 months

GROUND RENT: Approximately £211.69 every 6 months

COUNCIL TAX BAND: A **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
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.4 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

