



**Greenways Court, 21 Aldridge Road
Ferndown, Dorset, BH22 8LT**

LEASEHOLD (Share of Freehold)

GUIDE PRICE £325,000

“A generous sized ground floor apartment with a 14ft enclosed patio, single garage and Share of Freehold”

This extremely spacious and improved three double bedroom ground floor apartment has a 14ft enclosed patio area which overlooks beautifully kept communal gardens with direct access onto Ferndown's Championship Golf Course.

The property is conveyed with a single garage located in a nearby block along with a share of the freehold and the property is offered with no onward chain.

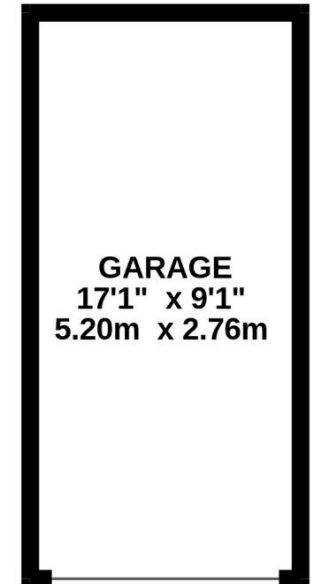
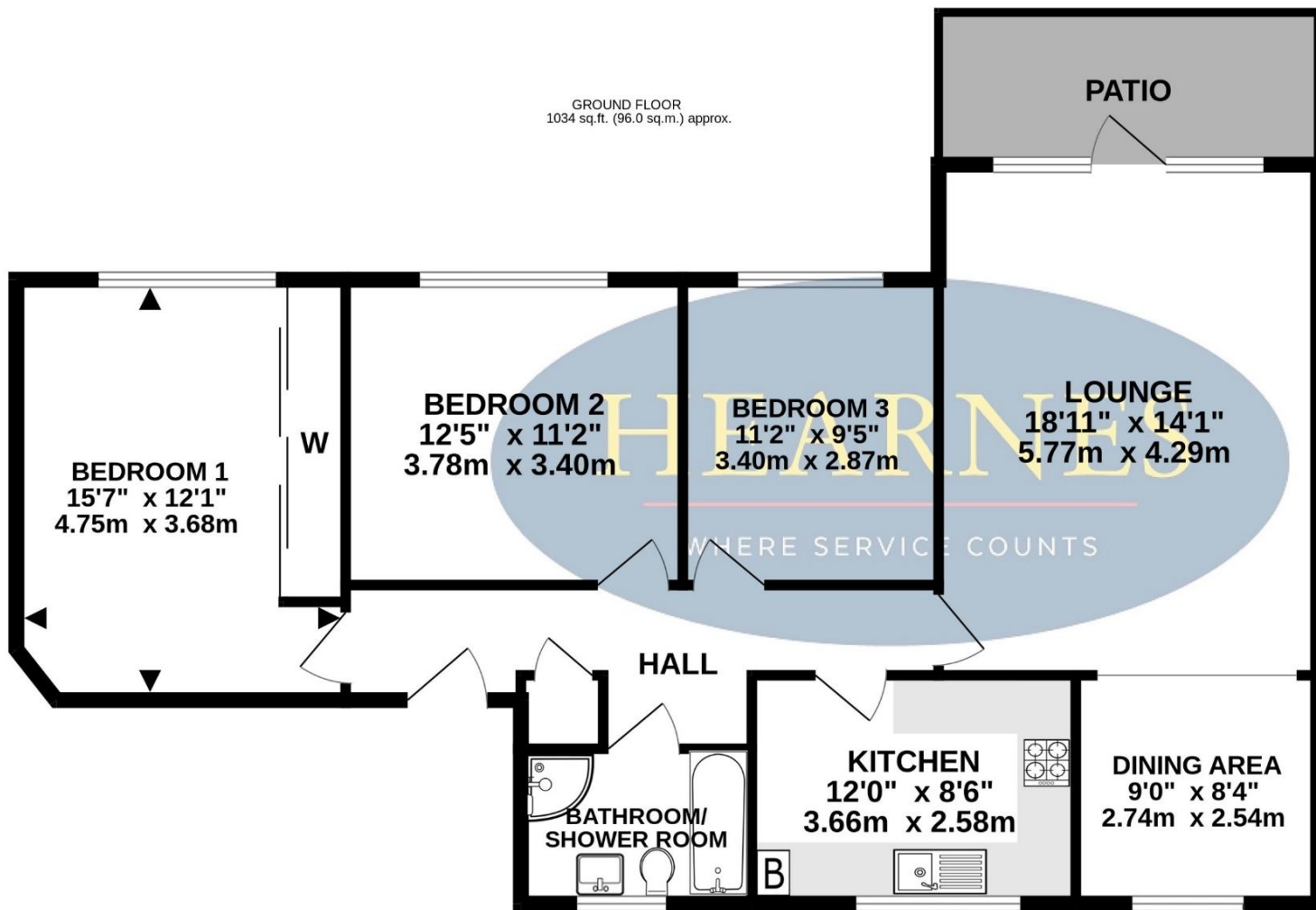
Greenways Court is tucked away in a sought after location.

- **A three double bedroom ground floor apartment with a 14ft enclosed patio area, share of freehold and garage**
- **22ft Spacious entrance hall**
- **18ft Lounge** with a double glazed door leading out onto a patio area
- The **patio area** measures 14ft in width, is enclosed by low level wall and enjoys a pleasant outlook over the communal gardens and through the trees towards Ferndown's Championship Golf Course
- **Dining area** with double glazed window to the front aspect
- **Modern kitchen** incorporating roll top work surfaces, base and wall units with underlighting, recess and plumbing for washing machine, recess for cooker with extractor hood above, recess for fridge/freezer, 1 ½ bowl stainless steel sink unit with drainer, tiled splashbacks, integrated dishwasher, cupboard housing a wall mounted gas fired Vaillant boiler, tiled floor and a double glazed window to the front aspect
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedrooms two and three** are both double bedrooms
- **Refitted family bathroom/shower room** finished in a white suite incorporating a panelled bath, separate shower cubicle, chrome raindrop shower head, wall mounted wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **The communal gardens** are beautifully kept, they are predominantly laid to lawn and bordered by well stocked flower beds, there is a back drop of pines which filter the views onto the golf course
- There is **pedestrian access** onto the golf course for golf club members
- **Single garage** located in a nearby block
- To the front of Greenways Court there is a **parking area for visitors and residents**
- **Further benefits include;** entryphone intercom system, double glazing, gas fired heating
- The property is also **offered with immediate vacant possession**

LEASEHOLD: 999 Years from 1967
MAINTENANCE: Approx. £1,000 every 6 months
GROUND RENT: None
COUNCIL TAX BAND: E **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.





NOT LOCATED IN EXACT
POSITION
172 sq.ft. (15.9 sq.m.) approx.

TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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

