



**Amberwood, 418 Ringwood Road
Ferndown, Dorset, BH22 9AX**

LEASEHOLD PRICE

£225,000

“Town centre apartment with parking and a lift, designed for residents aged over 55”

A superbly positioned and generous sized two double bedroom, one bathroom, one shower room top floor apartment with a lift and parking.

Amberwood lodge is an exclusive development for residents over the age of 55 and is conveniently located less than 50 metres from Ferndown’s town centre.

- **Two bedroom second floor apartment with a lift, in the town centre**
- Spacious **entrance hall** with airing cupboard and storage cupboard
- **Modern kitchen** incorporating work surfaces, base and wall units, integrated oven, hob and extractor, recess for a fridge/freezer and attractive tiled splashbacks
- 15ft Dual aspect **lounge/dining room** with a living flame log effect electric fire with attractive surround
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted wardrobe
- **En-suite shower room** finished in a white suite incorporating a good sized corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and partly tiled walls
- **Bedroom two** is also a generous sized double bedroom with two fitted double wardrobes, this bedroom is currently being used as a dining room
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and separate shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern and partly tiled walls
- Area designated for **residents and visitors parking**
- The residents of Amberwood Lodge are able to access the care home for meals at a reduced cost. There is an emergency pull cord in every room
- **Further benefits** include double glazing and electric heating

Ferndown offers an excellent range of shops, leisure and recreational facilities, along with a doctor’s surgery, Post Office and Pharmacy.

Lease: 125 years from 1 January 2006

Maintenance: £2,550 per annum

Ground Rent: £175 per annum

COUNCIL TAX BAND: D

EPC RATING: D

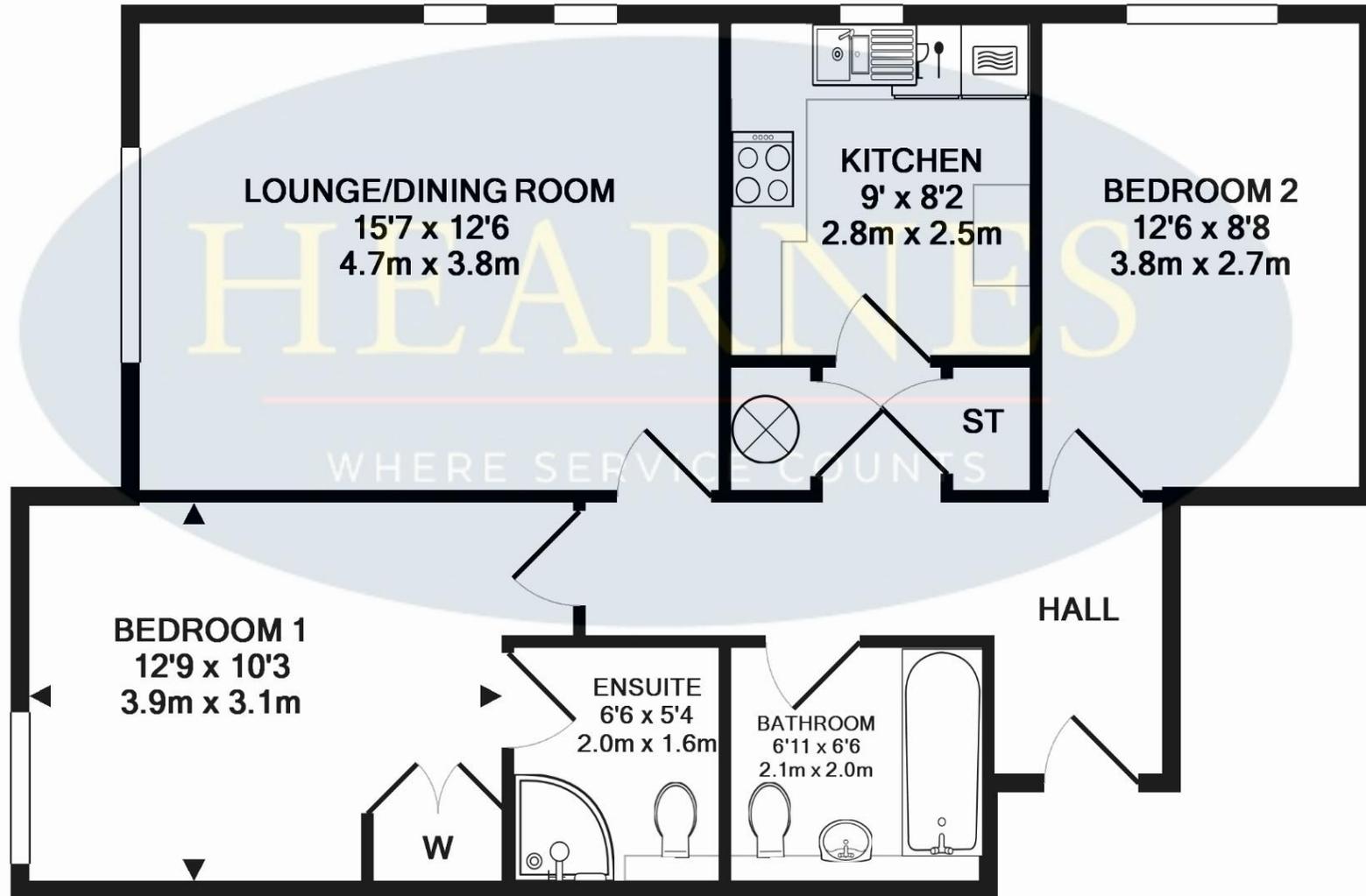


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

