



Wesley House, Fairways
Ferndown, Dorset, BH22 8BB

LEASEHOLD (Share of Freehold) *“A recently modernised ground floor garden apartment with a southerly facing patio and share of the freehold”*

PRICE £269,950

This recently modernised and superbly positioned two double bedroom ground floor garden apartment has a generous sized southerly facing patio, a single garage located in a nearby block and a share of the freehold.

This light and spacious ground floor garden apartment has undergone a number of recent improvements and is now offered in immaculate condition. A particular feature of the property is the generous sized southerly facing patio area which adjoins well-kept communal gardens, which in turn adjoins Ferndown's Championship Golf Course.

- **Two bedroom ground floor garden apartment with a share of the freehold and no chain**
- **Communal entrance hall**
- **Entrance hall** with storage cupboard, airing cupboard
- 17ft Light and spacious **lounge/dining room** with French doors leading out to patio
- Good sized **southerly facing private patio** area which enjoys views over the communal gardens and adjoining golf course
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, grill, hob and extractor, recess for a fridge/freezer, recess and plumbing for a washing machine, cupboard housing a wall-mounted gas-fired boiler, attractive tiled splashbacks, tiled floor, space for a breakfast table and chairs and a window to the front aspect
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- **Shower room** finished in a white suite incorporating a good sized shower cubicle, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Cloakroom** refitted in stylish white suite
- Single **garage** located in a nearby block
- All residents have the use of the **beautifully kept communal gardens**
- An area designated for **visitors and residents parking**

Ferndown town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. Local amenities on Turbary Road are less than 500 metres away, whilst Sainsbury's Supermarket is approximately ½ a mile away.

Lease: 999 years from 1st January 2002

Maintenance: Currently approximately £200 per month

COUNCIL TAX BAND: C

EPC RATING: D



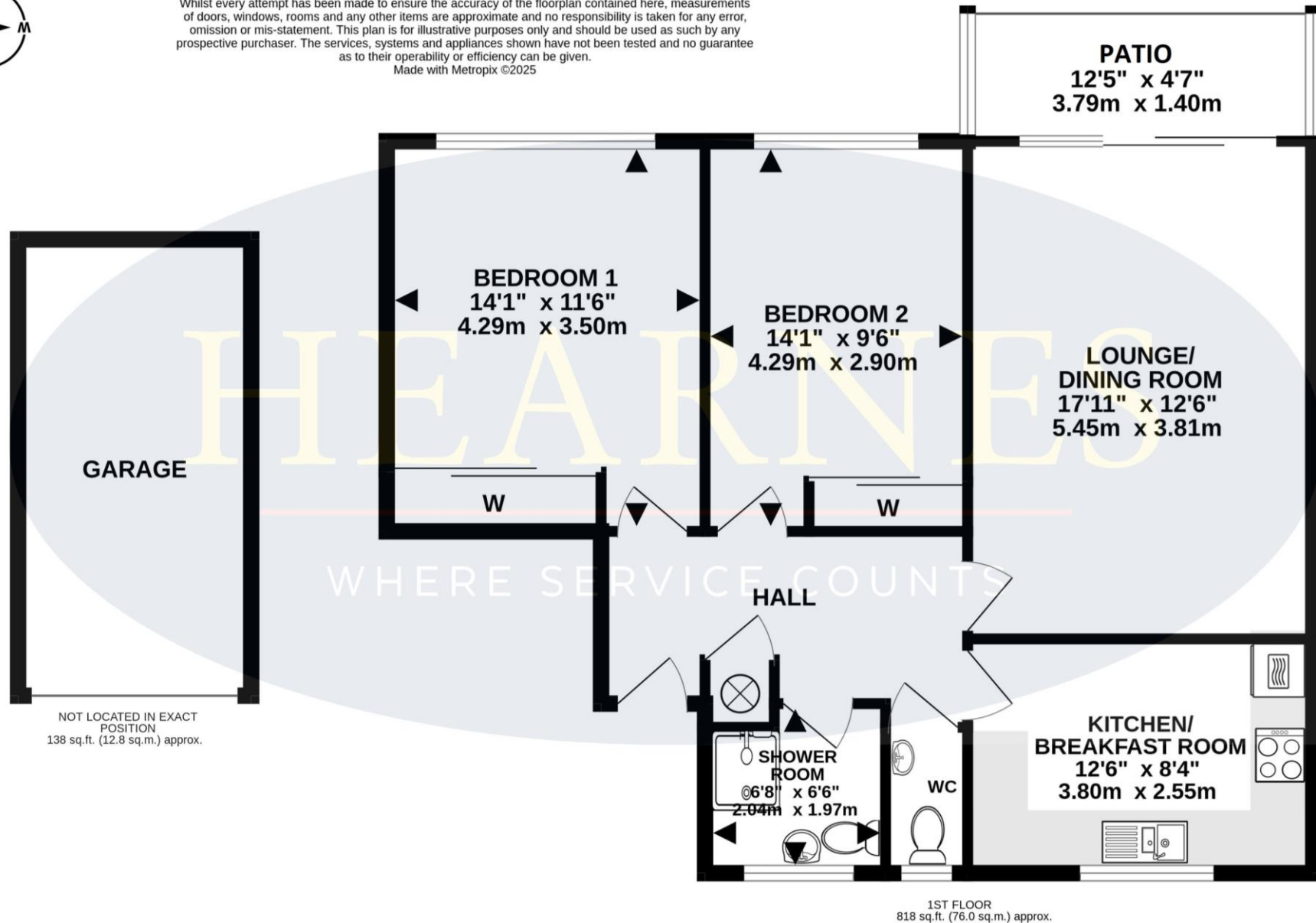
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TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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