



**Oakham Grange, Manor Close
Ferndown, Dorset, BH22 9BD**

LEASEHOLD (Share of Freehold)

PRICE £225,000

“Superbly appointed ground floor flat with private patio, two double bedrooms, garage, Share of Freehold and no forward chain”

This well presented ground floor flat has been modernised throughout with the benefit of a particularly private patio overlooking a unique private section of the communal grounds situated in a prime location just a short distance from Ferndown town centre shops, amenities and bus routes.

The accommodation comprises two double bedrooms served by a modern fully tiled bathroom, a spacious dual aspect living/dining room with double glazed door to the patio overlooking the communal grounds together with a stylish refitted kitchen with built-in appliances.

Other benefits include gas central heating, double glazing, convenient recess in the hall ideally for a study space, a single garage situated close to the flat.

- **Entrance** with wood laminate flooring and a recess work space
- **Kitchen** with opaque glazed sliding door to the kitchen. The kitchen is fitted in a range of grey wall and floor mounted units with wood effect worktops, enamel butler style sink unit with double glazed window above, integrated oven, inset ceramic hob and extractor, space, power and plumbing for fridge/freezer and washing machine, tiled flooring
- **Spacious living/dining room** dual aspect double glazed window and double glazed door to a private patio
- **Private patio** measuring approximately 14ft x 3ft
- **Bedroom one** double glazed window
- **Bedroom two** double glazed window
- **Bathroom** finished in a modern white suite comprising panelled bath with chrome overhead shower head and mixer taps, WC, wash hand basin, double glazed window, contrasting tiled flooring and white tiled walls
- **Garage** with up and over door conveniently located in a separate block adjacent to the flat
- **Outside** there are well maintained communal grounds to the front and rear with sections of lawn and mature hedging, pathway to the garage

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

FREEHOLD: Share of Freehold on a 999 year lease from 2009

MAINTENANCE: £887 every 6 months

GROUND RENT: None

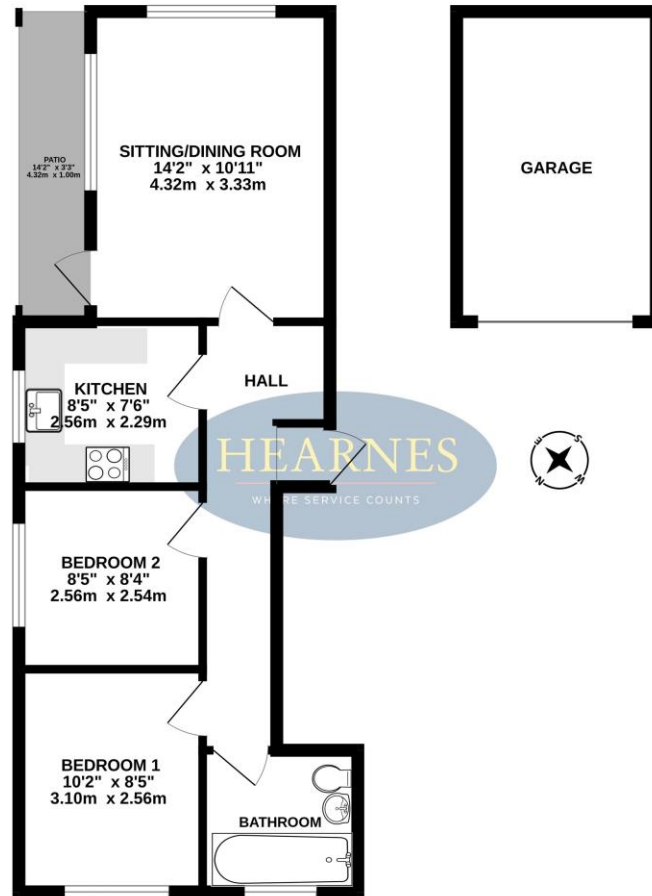
COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
633 sq.ft. (58.8 sq.m.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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