



**Broadleas, 429 Ringwood Road  
Ferndown, Dorset, BH22 8HF**



# LEASEHOLD (Share of Freehold)

## GUIDE PRICE £200,000

***“A conveniently located apartment with a single garage and share of Freehold”***

This generous sized and conveniently located two double bedroom, one bathroom one shower room first floor apartment has a single garage and is being sold with a share of the freehold and also offered with no onward chain.

Broadleas is conveniently located approximately 100 metres from Marks & Spencer's Simply Food Hall and 600 metres from Ferndown's town centre.

This particular apartment does require some updating, however has well proportioned accommodation along with a light and spacious triple aspect lounge with Juliette balcony.

- **Communal entrance hall** with stairs rising to the first floor
- **Entrance hall**
- **21 ft Triple aspect lounge/dining room** with windows overlooking the communal gardens and double glazed French doors opening out onto a Juliette balcony
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, grill, hob and extractor, recess plus plumbing for washing machine, recess for fridge, tiled splashbacks
- **Bedroom one** is a generous size double bedroom benefitting from a fitted double wardrobe
- **En-suite shower room** incorporating a corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- **Bedroom two** is also a generous size double bedroom with a fitted double wardrobe
- **Family bathroom** incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC, fully tiled walls
- The property is conveyed with a **single garage**
- All residents have the use of the beautifully kept **communal gardens**
- **Further benefits include;** double glazing, entryphone intercom system, a gas fired heating system and the property now comes to the market offered with **no onward chain**

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

**LEASEHOLD: 99 years from March 1989**

**MAINTENANCE: Approximately £1,300 per annum**

**GROUND RENT: None**

**COUNCIL TAX BAND: E**

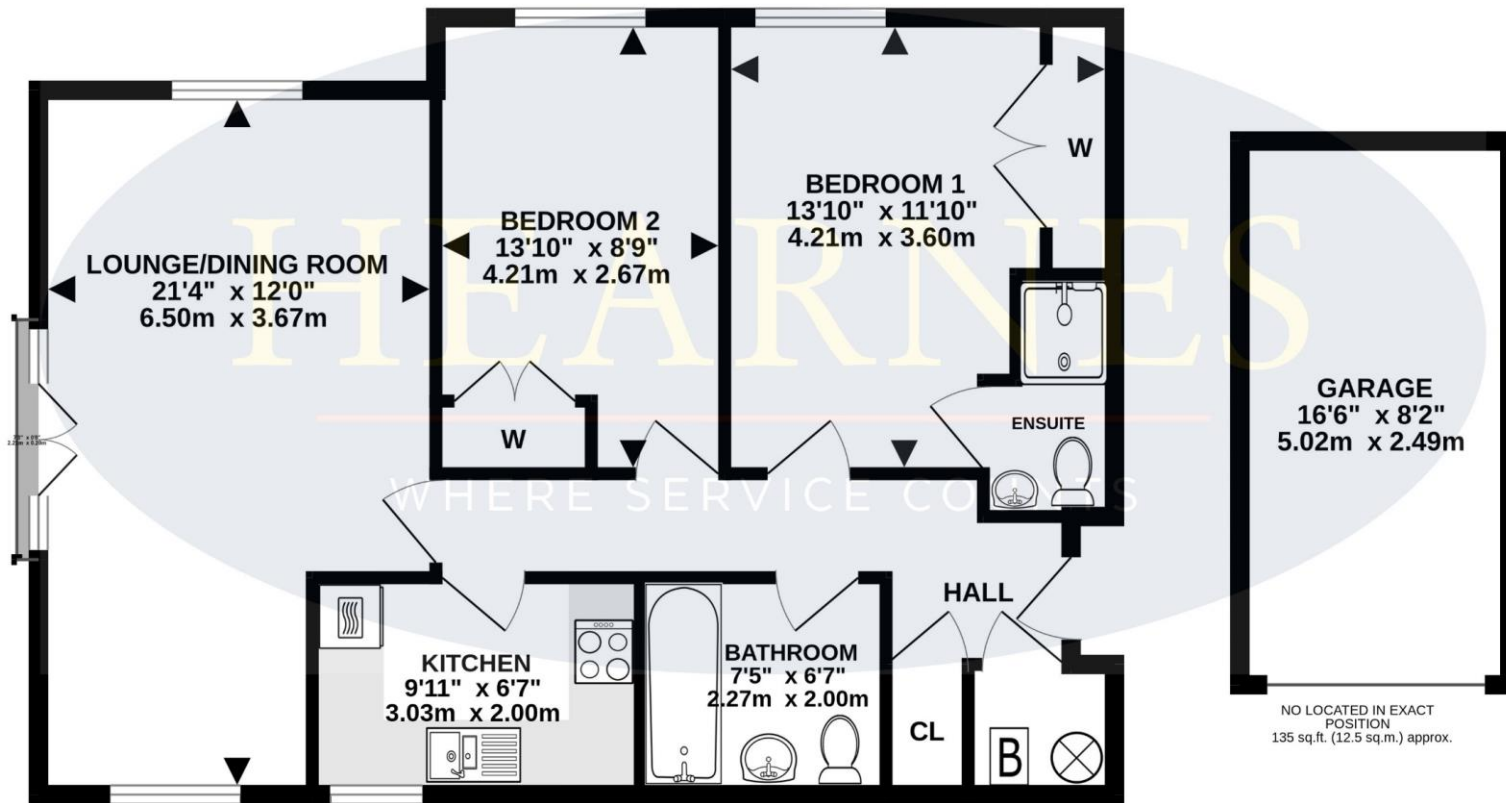
**EPC RATING: C**

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.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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1ST FLOOR  
735 sq.ft. (68.2 sq.m.) approx.

NO LOCATED IN EXACT  
POSITION  
135 sq.ft. (12.5 sq.m.) approx.



