



HEARNES

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**Wimborne House, Coach House Mews
Ferndown, BH22 9UU**

LEASEHOLD PRICE

£260,000

This conveniently located and generous sized two double bedroom, one bathroom, one en shower room ground floor garden apartment has its own southerly facing patio and allocated parking.

This light and spacious ground floor garden apartment has the added benefit of **allowing pets** and also now comes to the market offered with no onward chain.

- **A two double bedroom ground floor garden apartment with parking and no chain**
- Good sized **entrance hall** with coat cupboard and airing cupboard
- Generous sized 20' **lounge** with a double glazed window facing a southerly aspect flooding this large reception room with lots of natural light, living flame contemporary wall mounted electric fire creating an attractive focal point of the room, a double glazed door leads out onto the patio area
- Southerly facing **patio area**
- Spacious **kitchen/dining room** incorporating ample rolltop worksurfaces with a good range of base and wall units, stainless steel sink unit and rinse hose, an excellent range of integrated appliances to include oven, hob and extractor, fridge freezer, dishwasher, recess and plumbing for washing machine, cupboard housing a wall mounted gas fired Worcester boiler, tiled floor, ample space for dining table and chairs and a double glazed window offering a pleasant outlook over the beautiful kept communal gardens
- **Bedroom one** is a good sized double bedroom benefitting from two fitted double wardrobes
- Spacious **en suite shower** room finished in a modern white suite incorporating a good sized shower cubicle, pedestal wash hand basin, WC, partly tiled walls and tiled flooring
- **Bedroom two** is also a double bedroom with a fitted double wardrobe
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, partly tiled walls and tiled flooring
- The apartment is conveyed with one **allocated parking space** with an area for visitors parking.
- **Further benefits** include double glazing, a gas fired heating system with a replacement boiler, Hive thermostat control, entry intercom system and the property now comes to the market offered with no onward chain.

Coach House Mews is located approximately 1 mile from Ferndown town centre and approximately 200 metres from the local shops, buses and Sainsburys supermarket. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities.

Lease: 999 years from 2007

Ground Rent: £197.50 every 6 months. The ground rent figure is next due for renewal in 2043

Maintenance Charge: Approximately £2,360 per annum

COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

“A generous sized ground floor garden apartment with a southerly facing patio, parking & pets allowed”



TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.1 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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