



585 FOREST EDGE



**Forest Edge, 585 Ringwood Road,
Ferndown, Dorset, BH22 9AH**

LEASEHOLD (Share of Freehold) PRICE £275,000

“A conveniently located and immaculately presented apartment with it’s own private entrance, single garage and share of freehold”

This superbly positioned and immaculately presented three double bedroom first floor apartment has its own private entrance, a single garage and a share of freehold.

This light and spacious apartment is conveniently located approximately 650 metres from Ferndown’s town centre and now comes to the market offered with no forward chain.

- **A three double bedroom first floor apartment with its own private entrance, single garage and share of freehold**
- It’s own **private entrance** leads into its own entrance hall, stairs rise to the first floor accommodation
- **First floor landing**, airing cupboard, coat cupboard and loft hatch giving access to a large loft space providing a fantastic large storage area
- **15’ x 12’ lounge/dining room** with window to the front aspect
- **15’ kitchen/breakfast room** incorporating wood block work surfaces with a good range of base and wall units, recess for fridge and freezer, recess and plumbing for washing machine, integrated oven and hob with extractor, ample space for a breakfast table and chairs, tiled floor
- **Three double bedrooms**
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps, shower attachment and shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **All residents** have use of the well-kept communal gardens. The property is also conveyed with a single garage located in a nearby block, with an area designated for visitors parking

Further benefits include double glazing, and integrated air circulation system, 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

LEASE	Approx. 953 Years
MAINTENANCE	Approx £666.00 per 6 months
GROUND RENT	None

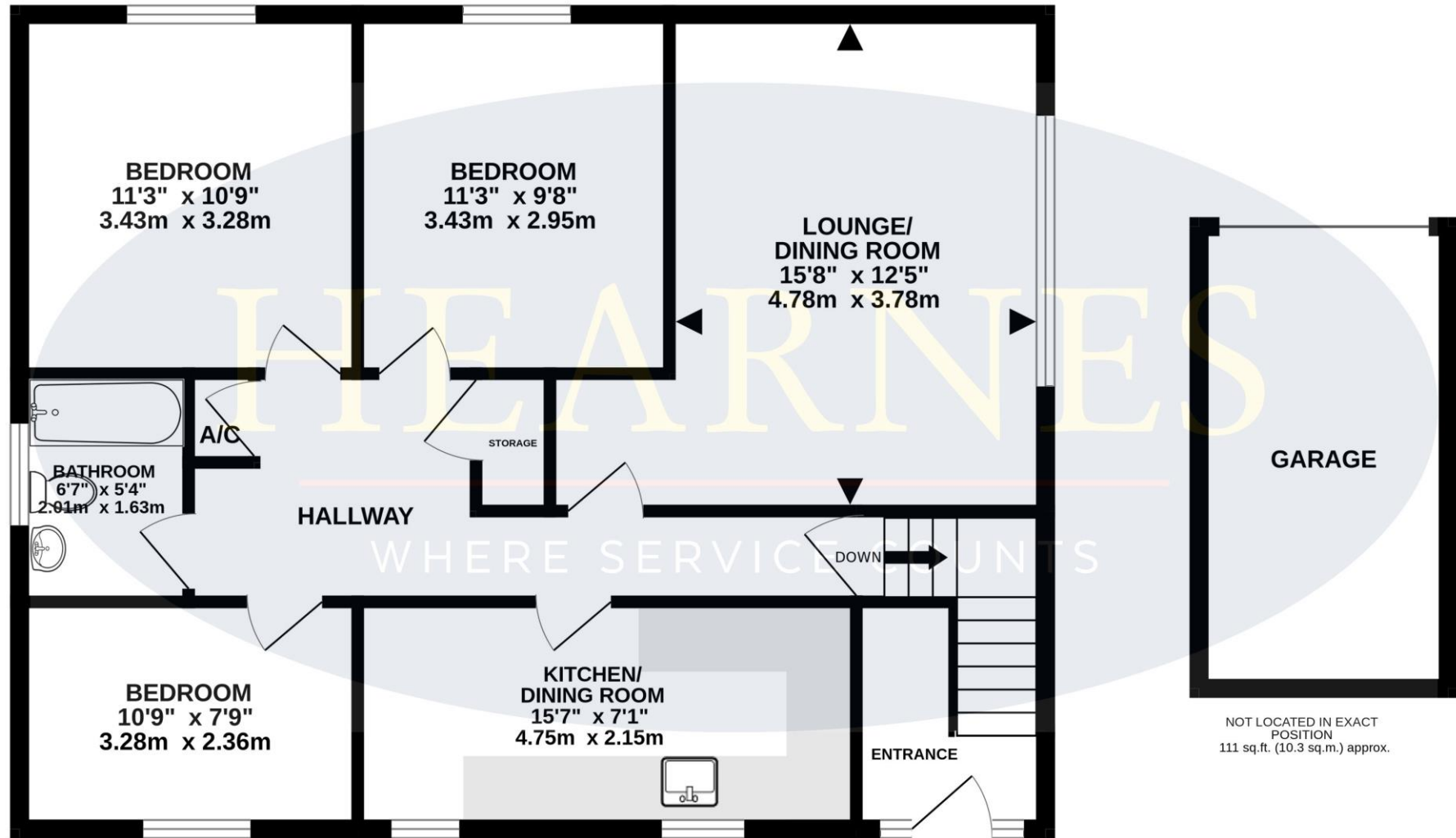
COUNCIL TAX BAND:	C	EPC RATING:	C
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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and 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.

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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NOT LOCATED IN EXACT POSITION
111 sq.ft. (10.3 sq.m.) approx.

TOP FLOOR
806 sq.ft. (74.9 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

