



HEARNES

WHERE SERVICE COUNTS

Red Roofs
1 Dudsbury Avenue, Ferndown, BH22 8DS

LEASEHOLD (Share of Freehold) *“Superbly appointed three bedroom second floor apartment with balcony, garage, lift and Share of Freehold”*

PRICE £365,000

This extremely well proportioned apartment has been superbly maintained throughout and is situated on the second floor (top). The property is accessed via security entry phone and communal lift.

The accommodation comprises: three bedrooms, all with fitted wardrobes served by a stylish modern en suite and main bathroom with shower cubicle, a comprehensive fitted kitchen, impressive lounge with door to a private balcony and a separate dining room. Other benefits include 'KYROS' low consumption digital electric radiator, double glazing, new kitchen worksurfaces, private single garage and general parking.

- Communal stairs and lift to the second floor (top Floor)
- Spacious **entrance hall** with single and double door storage cupboards, security entry phone, digital electric radiator and wooden part glazed double doors to:
- **Lounge** with double glazed window to the rear aspect, centrally positioned mock fireplace and a double glazed door giving access to the private balcony
- Balcony which is south easterly facing overlooking the communal gardens
- Large open arch to the **dining area** with a double glazed window to the rear aspect and further door to the kitchen
- **Kitchen** comprising range of stylish and modern base and wall mounted units with adjoining recently fitted worktop surfaces and accompanying splashbacks, integrated and raised Zanussi oven with combination microwave above, integrated induction hob with extractor above, 1.5 bowl sink and drainer unit with mixer taps and double glazed window above, integrated and concealed dishwasher, recess for fridge freezer, space, power and plumbing for washing machine, tiled flooring
- **Main bedroom suite** with door to immediate entrance lobby with a further door to the en suite shower room and archway through to the bedroom with a double glazed window to the side aspect, bespoke fitted modern wardrobes and bedroom furniture
- **En suite shower room** with matching contemporary white suite with walk-in dual width shower cubicle with glazed screen and wall mounted shower, vanity unit with Monobloc wash hand basin, WC, double glazed window
- **Bedroom two** with a double glazed window to the side aspect and fitted wardrobes
- **Bedroom three** with a double glazed window to the front aspect and fitted wardrobes
- Luxuriously fitted main **bathroom** with matching white suite comprising panelled bath, vanity unit with inset wash hand basin and WC, additional recently re-fitted corner shower cubicle with wall mounted chrome shower unit, extensive tiled walls and flooring
- Single **garage** located in a nearby block with a remote control up and over door, light and power
- Red Roofs occupies a secluded plot with well maintained **communal gardens**, sections of communal first come first served parking, all screened from the road by mature hedging.

Ferndown town centre is located approximately three quarters of a mile with adjacent regular bus routes and access to Parley shops, Hurn Airport and the A31 commuter routes.

Lease: 999 years from 25 December 1973

Maintenance Charges: £736.42 per quarter

COUNCIL TAX BAND: E

EPC RATING: F

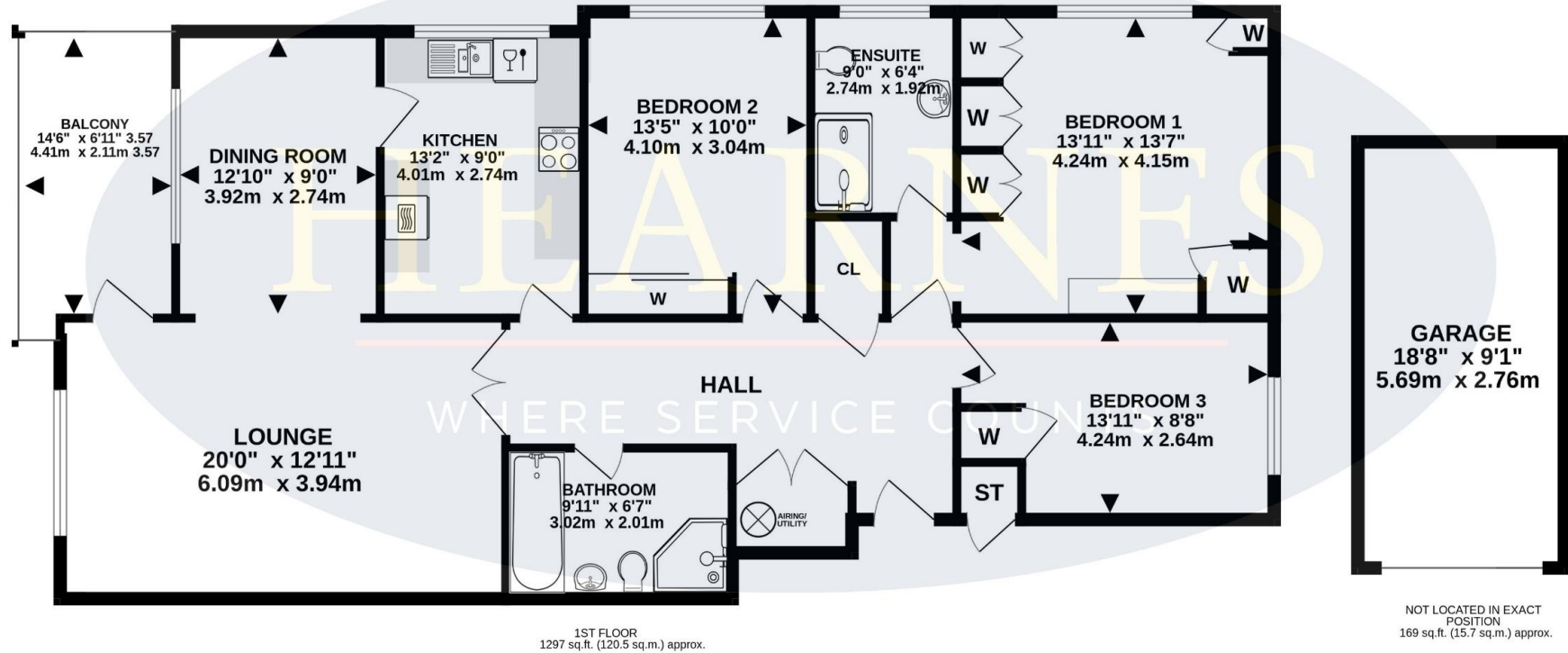


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TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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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