

# Fernlea Avenue

Ferndown, Dorset BH22 8HF



**HEARNES**

WHERE SERVICE COUNTS

# ***“An exciting investment opportunity to purchase 14 spacious apartments (with the freehold) in a sought after town centre***

## **FREEHOLD GUIDE PRICE £3,600,000**

This is a rare opportunity to purchase (14 apartments) three purpose built residential buildings on plot measuring 0.62 of an acre.

- **Block one** (Flat 1-4) comprises of four two bedroom apartments with gas central heating
- **Block two** (Flat 5-10) comprises of six two bedroom apartment with gas central heating
- **Block three** (Flats 11-15) comprises of four one bedroom apartments with electric heating
- There is **one allocated parking space per apartment**

The apartments are currently let on assured 1 year short hold tenancy.

This is an opportunity for an investor to purchase the whole of Lee Court and the Freehold.

At present all apartments are let to residents 55 and over. However, this restriction could be removed if required.

Lee Court is situated in the heart of Ferndown’s town centre in quiet yet sought after location. There is pedestrian access which leads out onto Ringwood Road.

### **Ferndown Town Centre**

- Ferndown town centre has a range of shops, cafes, restaurants, and leisure facilities, all within walking distance. This area is perfect for those seeking a quiet lifestyle without having to travel too far to access essential amenities.

### **Ferndown Suburbs**

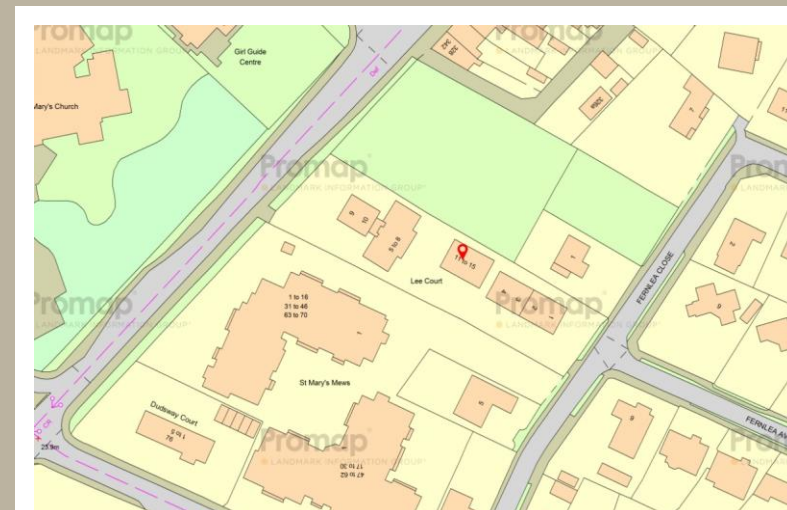
- Just outside the town centre, you'll find quieter residential areas. There are various property types here, from modern flats to family-friendly houses with gardens.

### **Ferndown’s Rural Outskirts**

- For those seeking a true escape, Ferndown's rural outskirts are ideal. With villages and hamlets surrounded by beautiful countryside, you can enjoy stunning nature right outside your window.

**COUNCIL TAX BAND:** Flats 1 to 10 : D and Flats 11 to 15: C

**Viewing: Strictly by Appointment through Hearnese Estate Agents**







LEE COURT

LEE COURT  
1 & 2

Block 1





Block 2





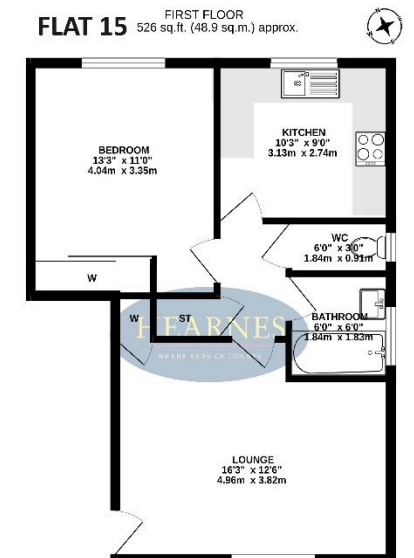
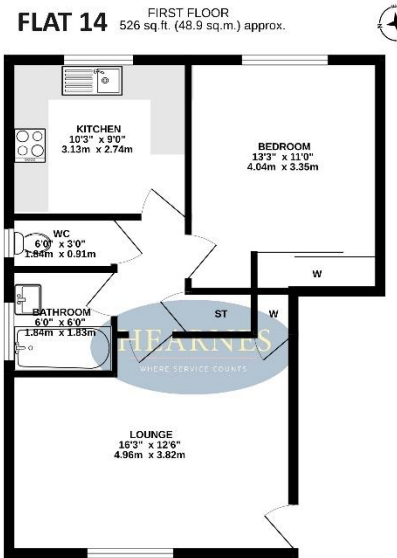
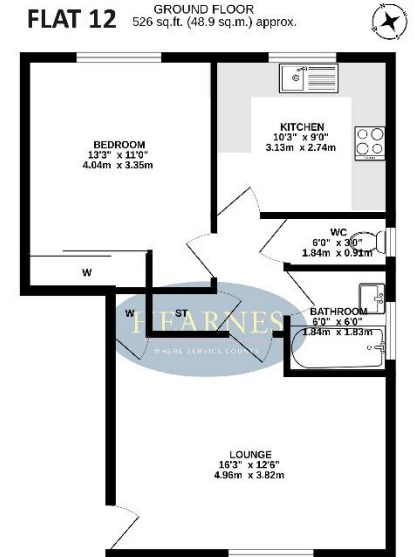
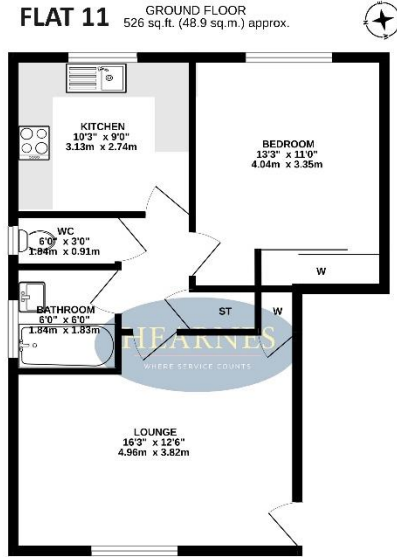
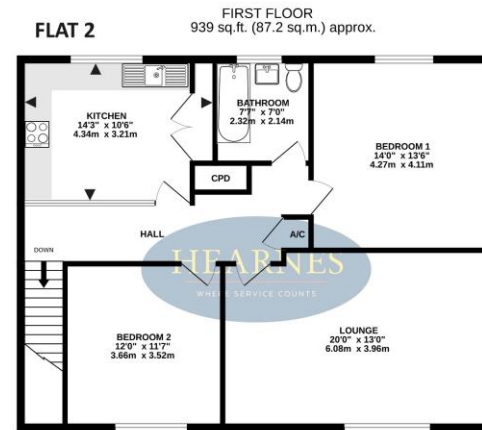
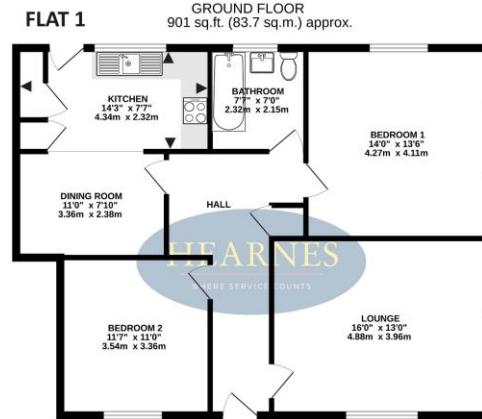
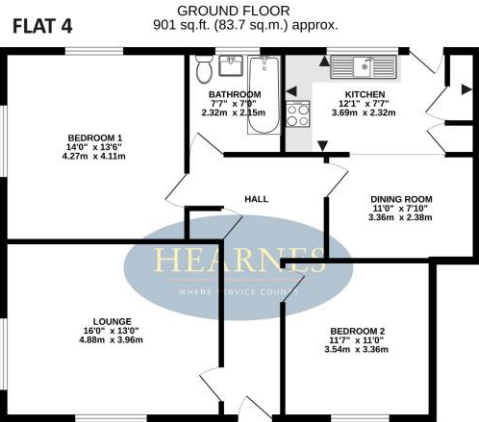
Blocks 1 & 3

HG04 UWN



# BLOCK 3

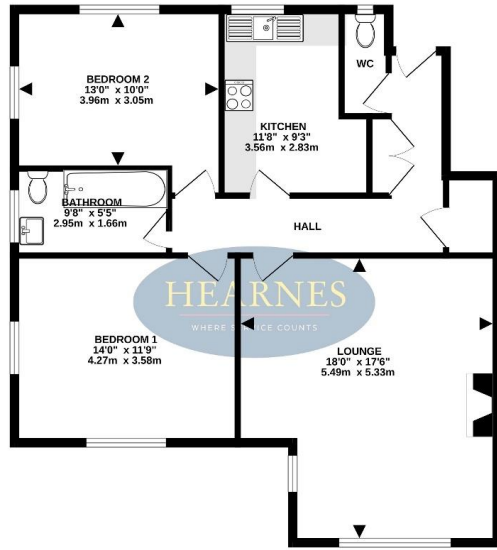
## BLOCK 1



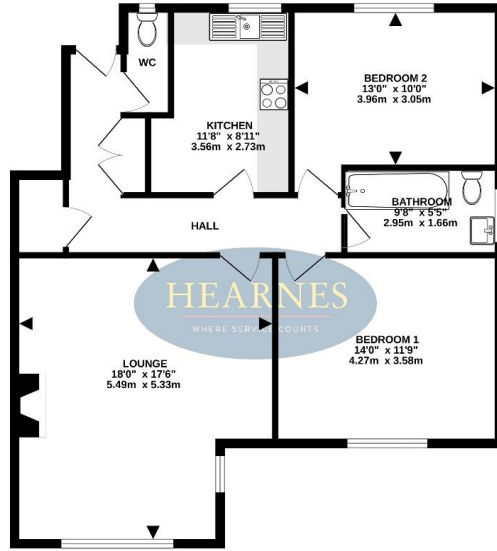
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

# BLOCK 2

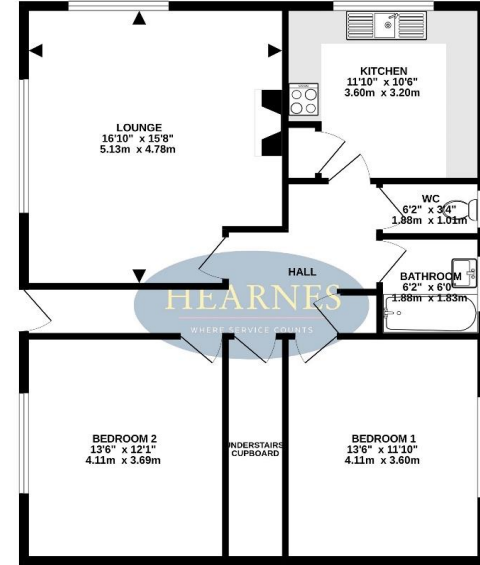
**FLAT 7** GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



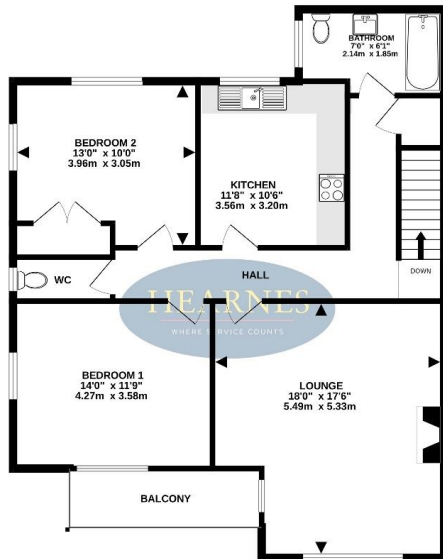
**FLAT 8** GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



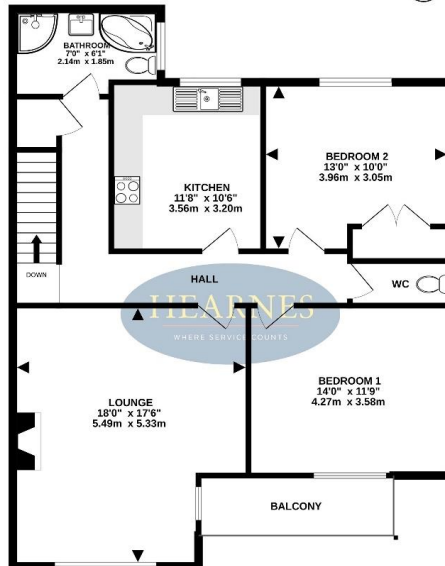
**FLAT 10** GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



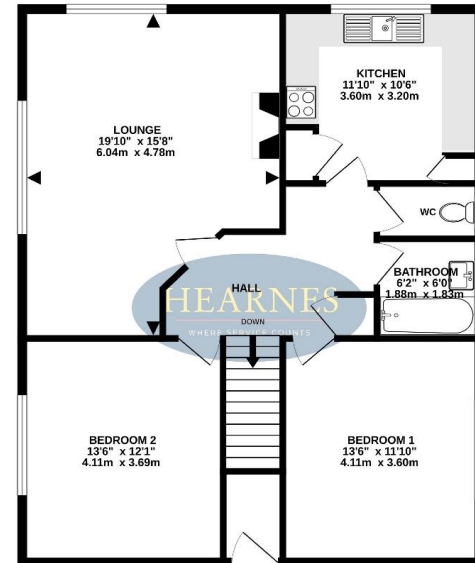
**FLAT 6** FIRST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



**FLAT 5** FIRST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



**FLAT 9** FIRST FLOOR  
909 sq.ft. (84.5 sq.m.) approx.







Block 2





Pedestrian access to the Town Centre (Ringwood Road)





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com)



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
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