



PEGASUS LODGE



Pegasus Lodge, 345 New Road  
Ferndown, Dorset, BH22 8EJ

# LEASEHOLD PRICE

## £250,000

***“Well-proportioned ground floor retirement apartment approximately 200 yards from the town centre, offered with no chain”***

A lovely, light and spacious, well maintained, two double bedroom purpose built retirement, ground floor apartment approximately 200 yards from Ferndown Town Centre and all its amenities, offered with immediate vacant possession.

The well presented accommodation has a generous sized entrance hall which includes three full height storage cupboards and leads to a bright and cosy lounge/dining room. The lounge area has an electric coal effect fire sitting in a pretty white stone effect surround and has double French doors leading out onto a garden area with a patio. To the end of the lounge is a dining area that could incorporate a study area. The kitchen conveniently leads off of the lounge/dining room through attractive glass door and has integrated appliances to include fridge/freezer, oven, hob and extractor, microwave oven and dishwasher there is also a free standing washing machine.

The master bedroom is a double room and has a lovely en-suite bathroom with a modern white suite comprising bath with shower over, WC and wash hand basin with ample storage with built-in vanity cupboard, there is also a variety of assisted bathroom equipment which can be included. There is a large, built in wardrobe. Bedroom two is also a double bedroom. The separate shower room has a shower cubicle, WC and wash hand basing with ample storage.

Outside there is lovely communal gardens with a communal seating area and parking for residents and visitors.

The apartment is so convenient to the town centre and is offered with no onward chain.

The apartments were built in 2000 and offer visiting management staff, community alarm system, lift, communal lounge, conservatory and library. The town centre with its shops and amenities to include the Barrington Theatre, bus stop, Post Office, and doctors surgeries are all just 200 yards away.

**Lease:** 125 Years from 2000 (approximately 101 years remaining)

**Maintenance:** Currently approximately £4,455.93 (to include water)

**Ground Rent:** Currently approximately £174 every 6 months

**COUNCIL TAX BAND: E**

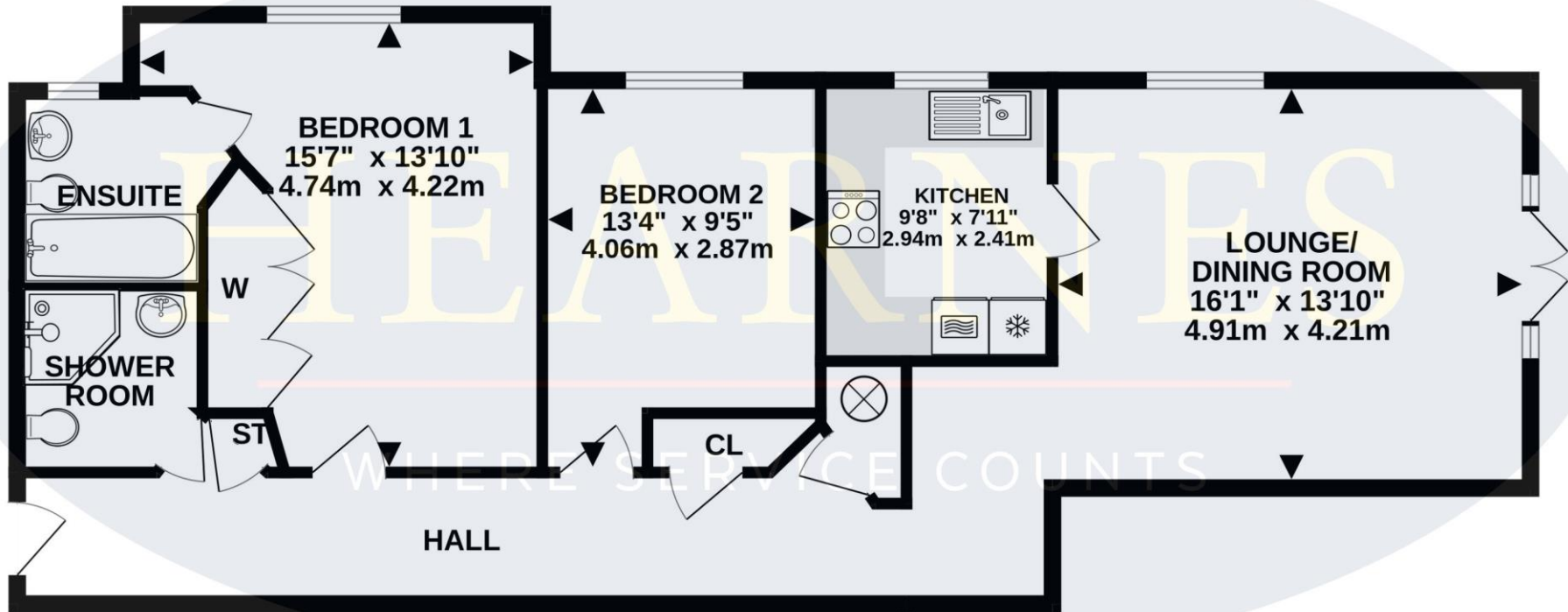
**EPC RATING: C**



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TOTAL FLOOR AREA : 883sq.ft. (82.0 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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