



**HEARNES**  
WHERE SERVICE COUNTS

**Prunus Close,  
Ferndown, BH22 9TG**

# LEASEHOLD PRICE

## £180,000

***“An option to purchase 25% or 100% of this ground floor two bedroom apartment”***

This is a rare opportunity to purchase either 25% or 100% of a spacious two double bedroom ground floor apartment which has its own private entrance.

This light and spacious apartment is offered for sale on either a shared ownership basis with a minimum share of 25%, but also 100% of the property can also be purchased. The property is tucked away in a convenient yet popular location and now comes to the market offered with no onward chain.

- **The option to purchase either 25% or 100% of this two bedroom ground floor apartment with its own private entrance**
- **Own private entrance**
- **Entrance hall** with walk-in storage cupboard, airing cupboard, generous sized lounge/dining room with a double glazed window overlooking the communal garden
- Good sized **kitchen** incorporating work tops, base and wall units, recess and plumbing for washing machine, recess for cooker, recess for fridge and freezer, double glazed window overlooking the communal gardens
- **Bedroom one** is a generous sized double bedroom with a double glazed window
- **Bedroom two** is also a double bedroom with a double glazed window
- Spacious **family bathroom** incorporating a panelled bath, WC, wall mounted wash hand basin
- There is an area designated for **visitors and residents parking**
- All residents have the use of the **communal gardens** along with a **communal drying area**
- The property benefits from double glazing, gas and electric heating and now comes to the market offered with **no onward chain**

**Agents Note:** If 100% of the property is purchased the property **can** be rented out

**Current rent** for 25% share of the property: £110.16 per month

**Service/maintenance charge:** £74.19 per month

**Lease:** 125 years from 13/12/1983. We have been informed that a lease extension costs in the region of £750.00.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

**COUNCIL TAX BAND: A**

**EPC RATING: D**



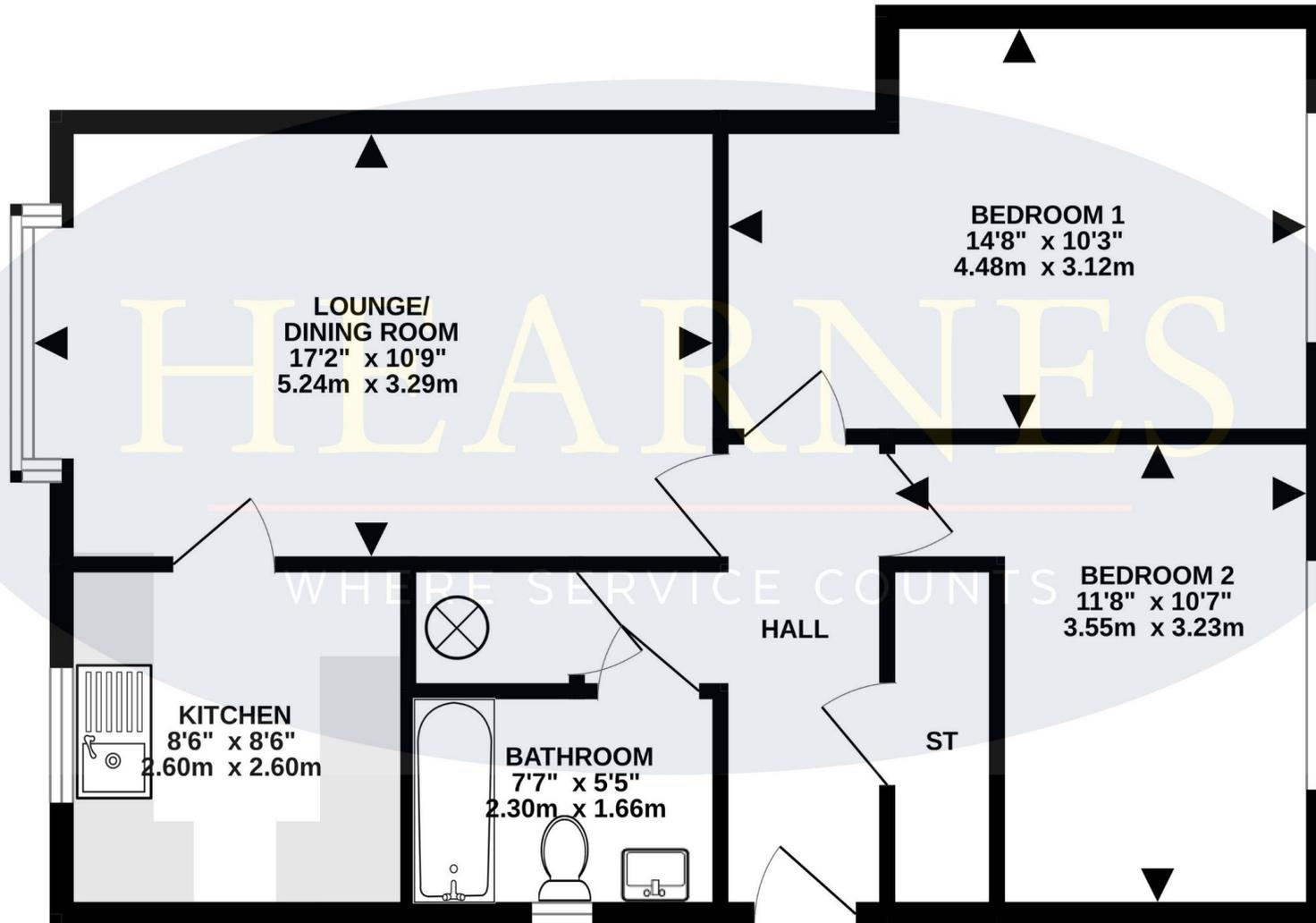
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TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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