



**Bramley Court, 28 Bramley Road  
Ferndown, Dorset, BH22 9JJ**

# LEASEHOLD (Share of Freehold)

## PRICE £265,000

***“A generous sized apartment with its own private entrance, a share of the freehold and a garage”***

A well-presented and generous sized two double bedroom, one shower room, one bathroom first floor apartment with its own private entrance, a share of the freehold and a single garage.

Bramley Court is tucked away in a convenient location within Ferndown. The property now comes to the market offered with no onward chain.

- **A two double bedroom apartment with a Share of the Freehold**
- **Own private entrance** and staircase giving access to a large first floor landing
- **First floor landing** with access to a large loft space, providing useful storage
- 18ft Generous sized **lounge/dining room** with a bay window offering a pleasant outlook and facing a southerly aspect and a contemporary fireplace with electric fire
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units, built in oven, hob and extractor, recess for a fridge/freezer, recess and plumbing for a washing machine, tiled floor, and a window facing a southerly aspect
- **Bedroom one** is a generous sized double bedroom
- **En-suite shower room** finished in a modern white suite to incorporate a large corner shower cubicle, wc, pedestal wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a good sized double bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, fully tiled walls and flooring
- Separate **cloakroom** finished in a white suite incorporating a wc and tiled floor
- **Single garage** located in a nearby block with a metal up and over door
- Area of **communal gardens** which are well-kept
- **Further benefits** include double glazing, electric heating and the property is offered with no onward chain

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

**Lease:** TBC

**Maintenance:** £1,375 per annum

**Ground Rent:** None

**COUNCIL TAX BAND:** C

**EPC RATING:** D

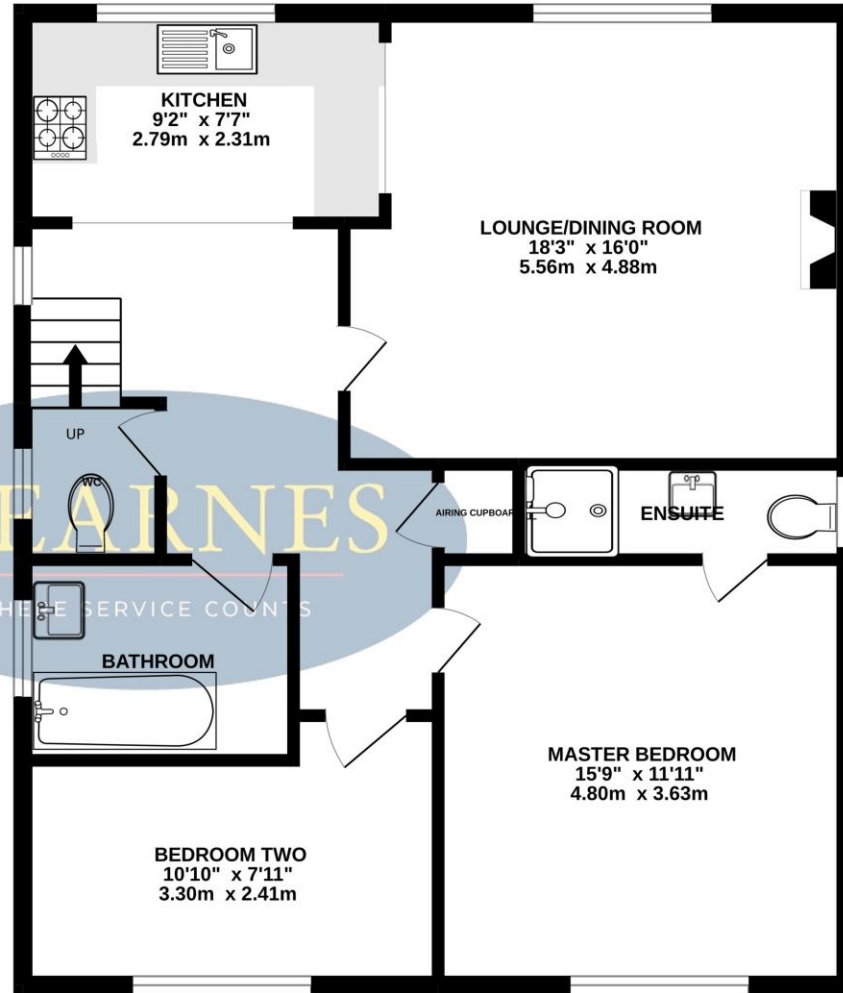
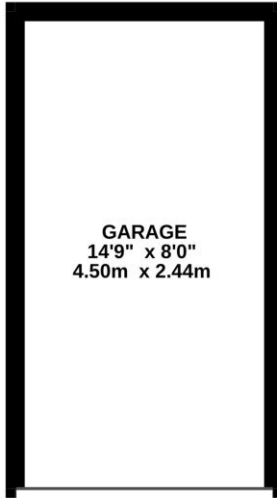
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
118 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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