



**Red Roofs,
1 Dudsbury Avenue, Ferndown, BH22 8DS**

LEASEHOLD (Share of Freehold)

Guide Price £350,000

“A generous sized 1,400 sq ft ground floor apartment with its own private patio and Share of the Freehold”

This superbly positioned and extremely spacious three double bedroom, two bathroom, two reception room ground floor apartment has its own private patio area, a single garage and is also being sold with a Share of the Freehold.

This well presented 1,400 sq ft ground floor garden apartment enjoys a sought after and convenient location within Ferndown and now comes to the market with no onward chain.

- **Three double bedroom ground floor apartment with a patio area**
- 20' **Entrance hall** with a storage cupboard and coat cupboard
- 19' Light and spacious **lounge** with a picture window overlooking the communal gardens, archway through to the dining room, double glazed door leading out onto the patio area
- 12' Private **patio** area enclosed by a low level wall with steps leading down into the communal gardens
- **Dining room** enjoying a pleasant outlook over the communal gardens
- **Kitchen** incorporating ample rolltop work surfaces, good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for dishwasher and washing machine, recess for fridge freezer, replacement wall mounted gas fired Vaillant boiler, fully tiled walls, tiled floor, double glazed window to the side aspect
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include floor to ceiling wardrobes with sliding doors, bedside cabinets, additional fitted wardrobe and floor storage, double glazed window to the side aspect
- **En-suite bathroom** finished in a white suite incorporating a jacuzzi bath, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Bedroom two is also a good sized double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors, double glazed window to the side aspect
- **Bedroom three** is also a double bedroom with a fitted storage cupboard, double glazed window to the front aspect
- Spacious family **bathroom/shower room** finished in a white suite incorporating a panellled bath, good sized separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls and flooring
- Single **garage** located in a nearby block with light and power
- Area designated for **visitors and residents parking**
- Immaculately kept **communal gardens** which continue round the property incorporating lawned areas bordered by well stocked shrub borders and flower beds
- **Further benefits** include double glazing, a gas fired central heating system with replacement boiler, a security entry phone intercom system and the property comes to the market with no onward chain

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

Lease: 999 years from 1973
Maintenance Charge: Approximately £2,000 per annum

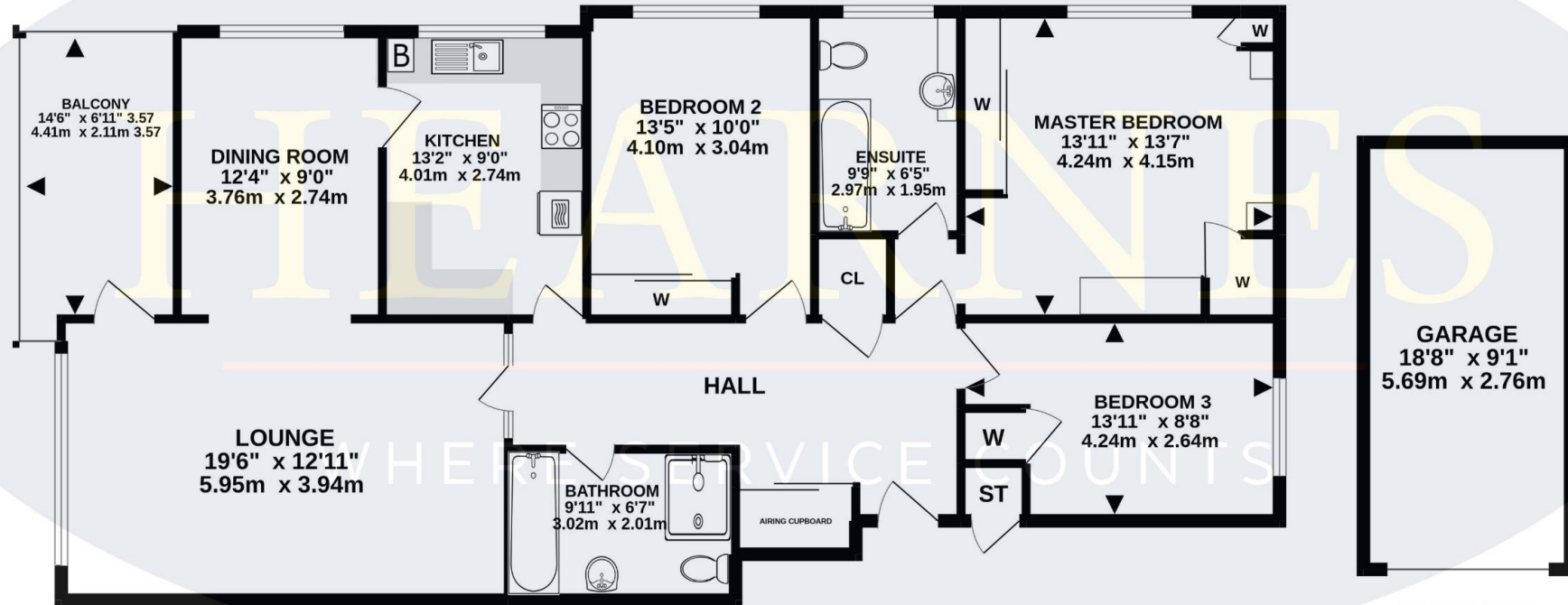
COUNCIL TAX BAND: E **EPC RATING: C**

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



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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GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
169 sq.ft. (15.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

