



**HEARNES**

WHERE SERVICE COUNTS

**St Mary's Mews  
Ferndown, Dorset, BH22 8HF**

# LEASEHOLD PRICE

## £130,000

***“A larger than average, modernised and superbly positioned first floor apartment with a lift and balcony”***

This larger than average, modernised and arguably one of the best located one bedroom first floor apartment in St Marys Mews, has an 11ft balcony and a lift.

This particular apartment is positioned at the far end of the block and therefore benefits from a larger than average bedroom and can be accessed via the rear fire exit which gives quick, direct and easy access out onto the car park area. The property has also undergone a number of improvements and now comes to the market offered with no onward chain.

St Marys Mews is located with a level walking distance from Ferndown’s town centre.

- **Larger than average one double bedroom first floor retirement apartment with a lift**
- **Entrance hall** with double/airing cupboard
- **18ft Lounge/dining room** with feature fireplace
- **11ft Balcony** enjoying a pleasant outlook over the beautifully kept communal gardens
- **Refitted modern kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, recess for fridge/freezer, stainless steel sink unit and drainer
- **15ft x 14ft Larger than average bedroom** with a dressing area and fitted wardrobe with mirror sliding doors
- **Modern shower room** finished in a white suite incorporating a good size shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- This particular apartment has the added benefit of being **located close to the rear pedestrian access** which gives quick and easy access into the car park area, which is a much shorter entrance than going through the main entrance
- **Further benefits include;** double glazing, and replacement night storage heating. The property now also comes to the market offered with **no onward chain**
- There is a **House Manager** who works 9am to 5pm, 5 days a week with a **24 hour Careline system and a lift to all floors**
- **The communal gardens** are beautifully kept and are predominantly laid to lawn with well stocked shrub borders and flower beds
- **All residents have the use of the communal facilities in St Marys Mews which include a laundry room, refuse storage, communal lounge, kitchen and conservatory. We understand there is a nominal charge for the use of the guest suite**

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASE: Approximately 62 years remaining  
 MAINTENANCE: Approximately £3,705 per annum  
 GROUND RENT: Approximately £260 per annum

COUNCIL TAX BAND: C

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.



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