



BLUE
LAWNS

5

HEARNES
WHERE SERVICE COUNTS

**Blue Lawns, 5 Dudsbury Crescent
Ferndown, Dorset BH22 8JG**

**LEASEHOLD
(SHARE OF FREEHOLD)
PRICE £279, 950**

“A ground floor garden apartment with a single garage and share of freehold”

This modernised and conveniently located two double bedroom, two shower room ground floor apartment has its own 23ft private, southerly facing patio area, single garage and a share of the freehold.

Blue Lawns is conveniently located approximately half a mile from Ferndown town centre, whilst enjoying a sought after location within Ferndown. The property also comes to the market offered with no onward chain.

- **Two double bedroom ground floor garden apartment**
- **Entrance hall** with airing cupboard
- 17ft **Lounge/dining room** with feature fireplace and double glazed sliding patio doors leading out onto a large, southerly facing, private patio area and beautifully kept communal gardens
- Refitted dual aspect, modern **kitchen/breakfast room** beautifully finished with extensive granite work tops which continues round to form a breakfast bar along with granite upstands. Excellent range of Neff integrated appliances to include double oven, microwave, hob and extractor, Neff dishwasher and washing machine. Cupboard housing wall mounted gas fired boiler and window overlooking the communal gardens
- **Bedroom one** is a good size double bedroom
- **En-suite shower room** refitted in a stylish white suite to incorporate separate shower cubicle, wash hand basin with vanity storage beneath, WC with a concealed cistern, fully tiled walls and flooring
- **Guest double bedroom** with window to the front aspect
- Refitted **shower room** finished in a contemporary style white suite to incorporate a separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The property is conveyed with a **single garage** located in a nearby block and parking space is available for visitors
- Beautifully kept and well stocked **communal gardens**
- Further benefits include **double glazing, entryphone intercom system, gas fired central heating system**
- Offered with **no onward chain**

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

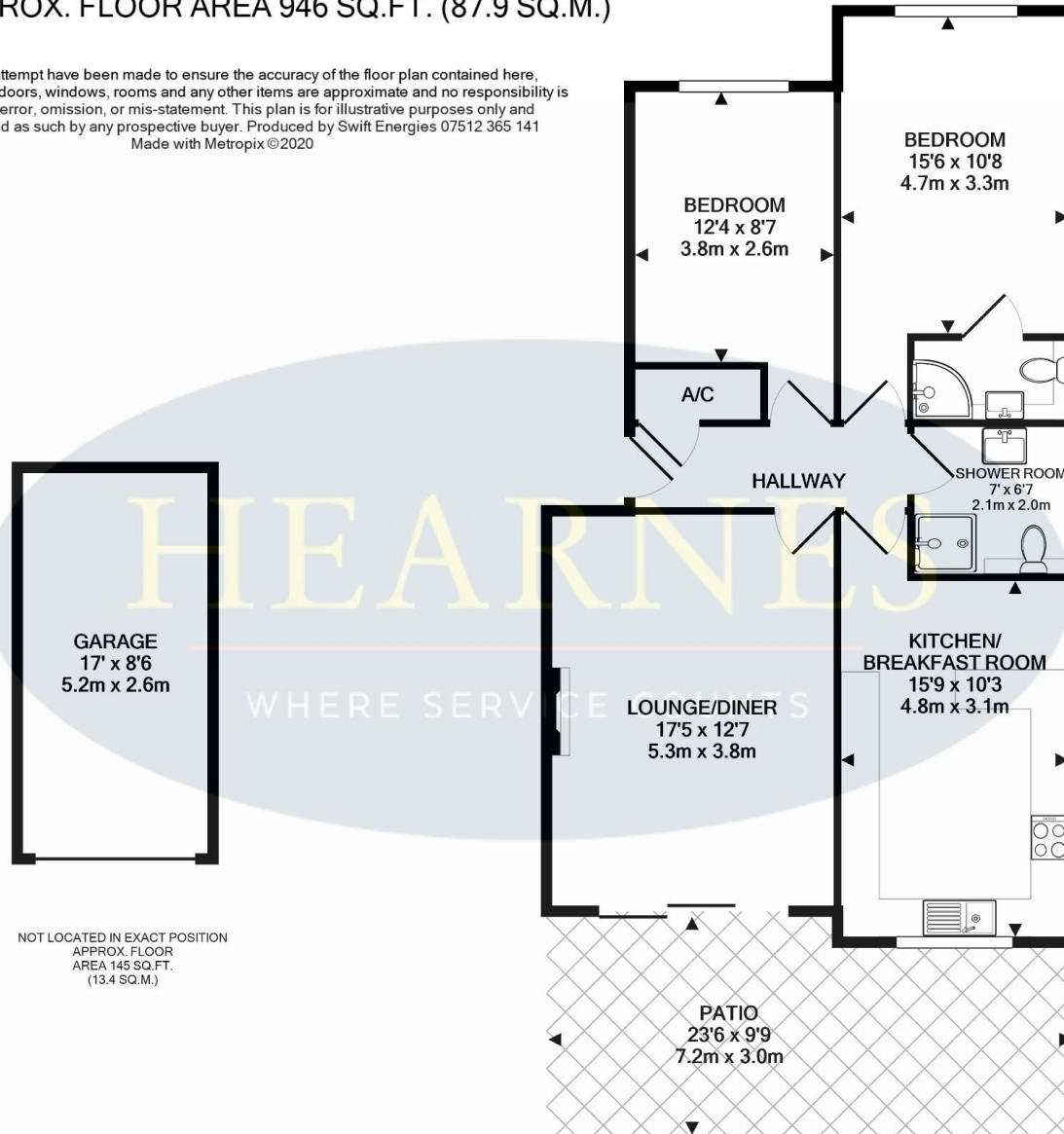
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|----------------------------|----------------------------|
| LEASEHOLD: | 999 Years from 2015 |
| MAINTENANCE: | £1,000 Per annum |
| GROUND RENT: | none |
| COUNCIL TAX BAND: E | EPC RATING: D |

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.



TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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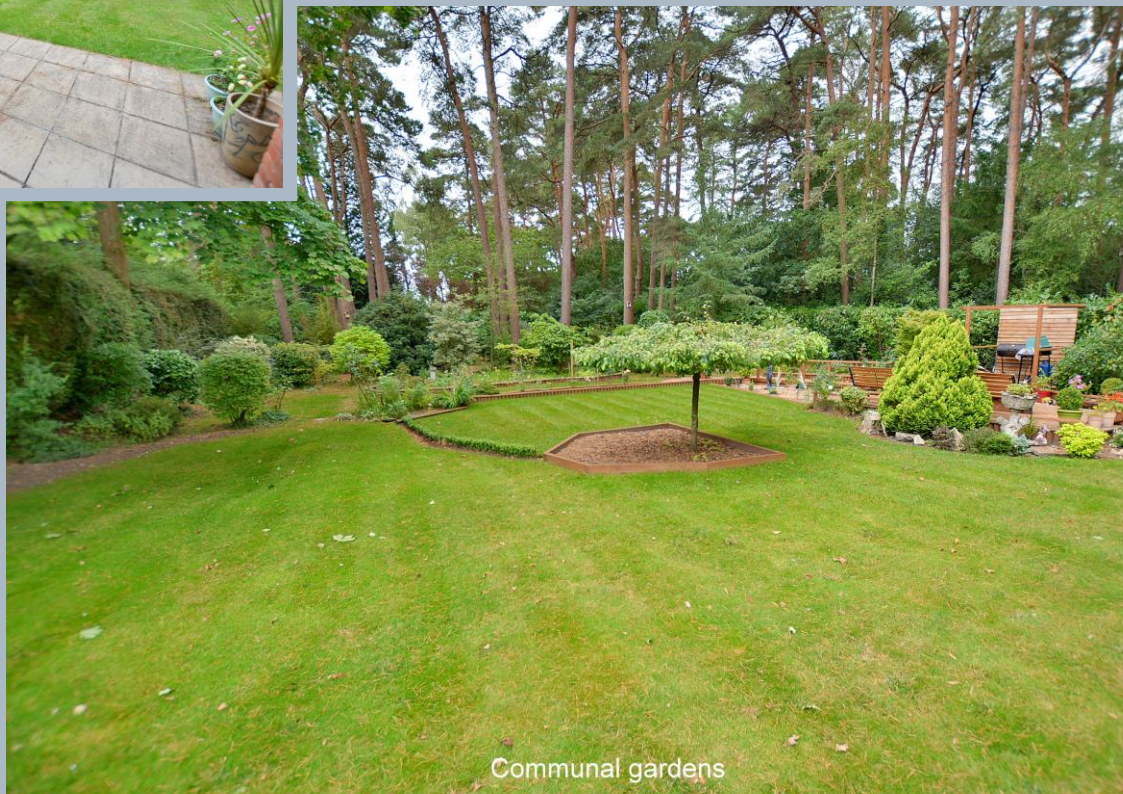


NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 145 SQ.FT.
(13.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.5 SQ.M.)



Single garage



Communal gardens