



HEARNES

WHERE SERVICE COUNTS

**The Club House, 17 Aldridge Road
Ferndown, Dorset BH22 8LT**

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LEASEHOLD (SHARE OF FREEHOLD) PRICE £250,000

An impeccably presented and unique two double bedroom, two bathroom top floor apartment with a lift, a single garage and offered with no onward chain. Situated at the end of a quiet cul-de-sac whilst enjoying a highly regarded and sought after location.

A particularly large entrance hall offers an immediate feeling of space. The lounge/dining room is a particular feature as it has vaulted ceiling and a triangular shaped feature window offering a delightful wooded outlook, with two double glazed Velux roof windows flooding this room with lots of natural light. The kitchen/breakfast room incorporates ample work surfaces with a good range of base and wall units with an integrated Neff double oven, hob and extractor, integrated fridge/freezer, a recess and plumbing for a washing machine and a dishwasher, recess for a breakfast bar and stools, attractive tiled splashbacks and a tiled floor.

Bedroom one is a large double bedroom having a triangular feature window and a double glazed Velux window, as well as a walk in wardrobe and its own en-suite shower room. The shower room is finished in a modern white suite to incorporate a corner shower cubicle, low level wc, pedestal wash hand basin, heated ladder towel rail, fully tiled walls and flooring. Bedroom two is also a large double bedroom again having a feature triangular shaped window and a double glazed Velux window. This bedroom is served by the main family bathroom which has been finished in a modern white suite to incorporate a panelled bath with shower over, pedestal wash hand basin, low level wc, heated ladder towel rail, fully tiled walls and flooring.

The communal gardens are extremely well-maintained. Also conveyed with this property is a garage located in a nearby block with a remote control up and over door, light, power and overhead storage in the pitched roof. There is an area designated for visitors parking which can be accessed via the right hand side of the property.

Further benefits include underfloor heating throughout, an entry video phone intercoms system, double glazing and a gas-fired central heating system.

The property is located approximately ½ a mile from Ferndown's Championship Golf Course. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1 mile away.

Lease: 125 years from January 2005

Maintenance: Approx. £799.64 every 6 months

Ground rent: £250 per annum

COUNCIL TAX BAND: D

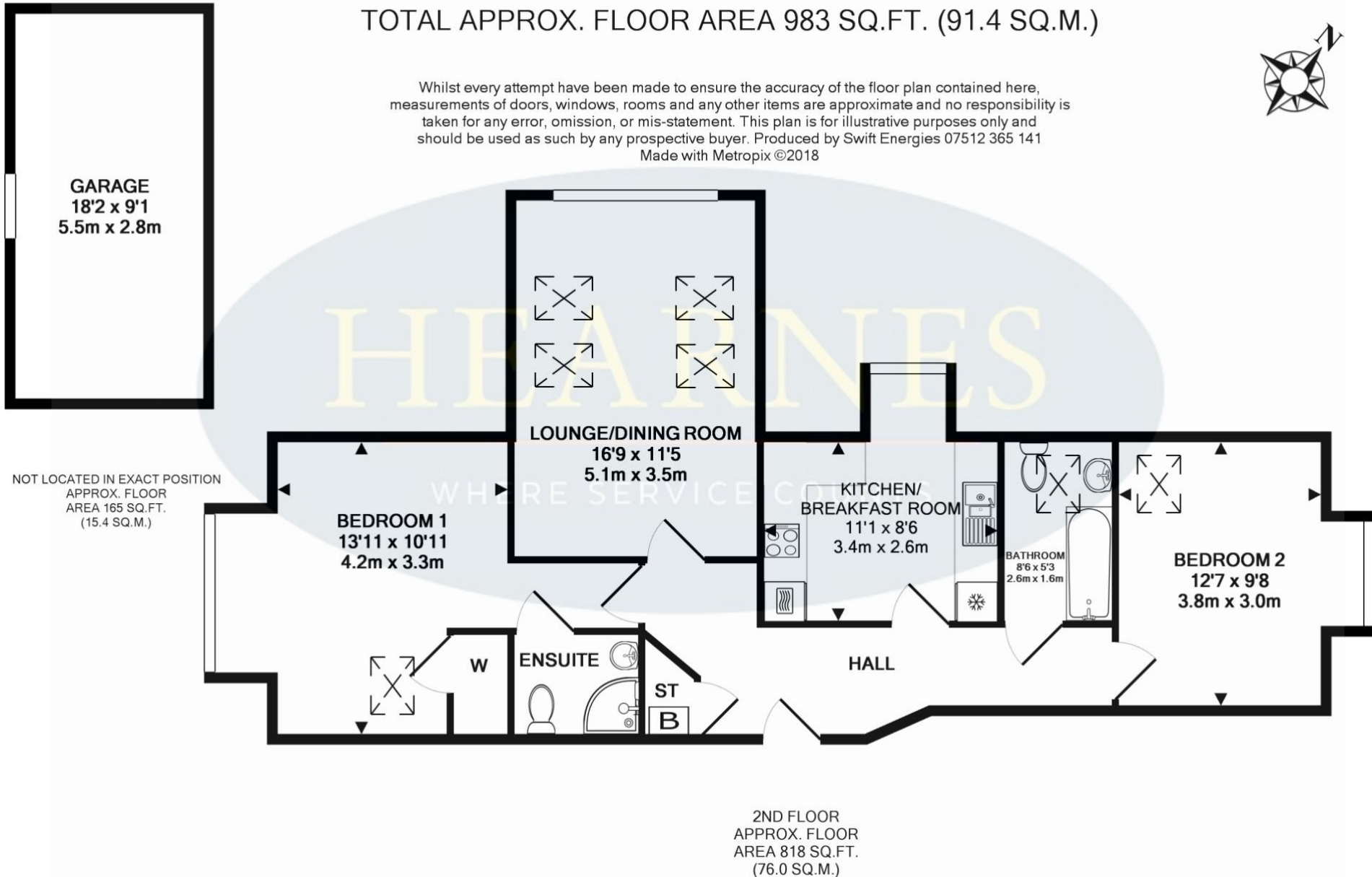
EPC RATING: B

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 983 SQ.FT. (91.4 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

