



**HEARNES**

WHERE SERVICE COUNTS

**Dudsbury Manor House,  
41 Dudsbury Road, West Parley, Dorset, BH22 8RB**



# LEASEHOLD PRICE

## £275,000

***“Fantastic opportunity for a beautiful and modern brand new 2<sup>nd</sup> floor penthouse with no chain”***

A brand new beautifully appointed, light and spacious 1,016 sq ft two double bedroom second floor penthouse apartment. Situated within the sought after location of West Parley, the property is offered with no onward chain and is available with the Help to Buy scheme.

- Wireless entry telephone system
- Large **hallway** with storage cupboards
- **Storage space** at the end of the hallway with fittings and plumbing for a washing machine and tumble dryer
- Open plan living separated into different areas for modern living
- Large **lounge** with south facing window, fully carpeted and leading through to a study area
- **Study area** has been tastefully appointed with separating wall between the lounge for added seclusion
- Spacious **kitchen/dining area** fully equipped with ample base and wall units, as well as Zanussi appliances consisting of fridge/freezer, oven, gas hob with extractor hood above and a slimline dishwasher
- Spacious **main bathroom** accommodating both a corner bath and a separate walk in shower cubicle with waterfall effect showerhead, wc and sink with vanity storage beneath
- Good size **master bedroom** with ample space for bed and wardrobes and the additional benefit of an en-suite
- **En-suite shower room** with wc, sink and walk in shower cubicle with waterfall showerhead
- **Bedroom two** is light double room with a south facing window
- Conveyed with two **allocated parking spaces**
- Available on the Help to Buy scheme

Ferndown's town centre is located approximately less than 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities. There is a small selection of amenities at West Parley approximately half a mile away.

**Lease:** 125 year from 2019

**Maintenance Charge:** Estimated £600 per annum

**Ground Rent:** £250 per annum

**COUNCIL TAX BAND:** TBC

**EPC RATING:** B

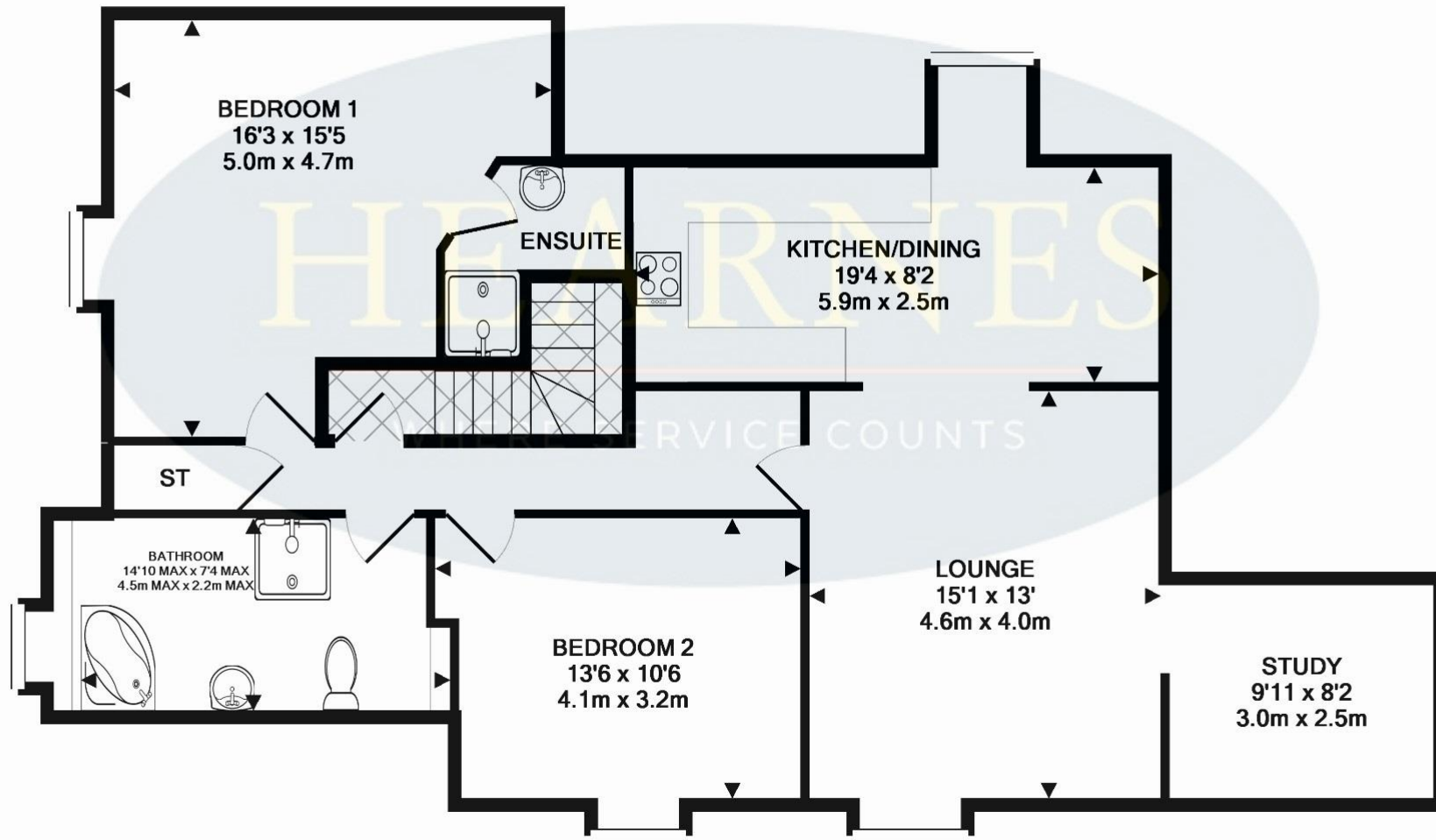
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



## TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 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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