



Amberley House, 50 Beaufoy's Avenue  
Ferndown, Dorset, BH22 9RL

# LEASEHOLD (Share of Freehold)

## PRICE £275,000

***“A well-proportioned first floor apartment with a balcony and allocated parking”***

This generous sized and beautifully presented two double bedroom, two bathroom first floor apartment has a balcony overlooking the communal gardens and allocated parking. Situated in a sought after location within Ferndown and could be offered with no onward chain.

- Spacious **entrance hall** with a cupboard housing a gas-fired boiler and a double storage cupboard
- 15ft x 15ft Light and spacious **lounge** with a Portuguese limestone open fireplace and two sets of internal doors leading through to the entrance hall and kitchen/dining room, as well as double glazed French doors leading out to a balcony
- Semi-circular **balcony** enclosed by wrought iron railings, enjoying a pleasant wooded outlook and views over the communal gardens
- 19ft **Refitted kitchen/dining room** with ample work surfaces and integrated appliances to include Neff double oven, gas hob and extractor, Hotpoint dishwasher and ample space for a dining table and chairs (the integrated washing machine, tumble dryer and freestanding American style fridge/freezer can be included depending on the price agreed)
- **Master bedroom** with two fitted double wardrobes
- **En-suite** shower room finished in a modern white suite to incorporate a double shower cubicle, pedestal wash hand basin and wc
- **Guest double bedroom** with a fitted double wardrobe
- **Family bathroom** finished in a white suite to incorporate a panelled bath with mixer taps and shower hose, pedestal wash hand basin and wc
- **One allocated parking space**, with an area designated for **visitors parking**
- Beautifully kept **communal grounds**
- Entry video phone intercoms system, double glazing and a gas-fired central heating system
- Ideal buy to let investment

Ferndown's town centre is located less than 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. The village of West Moors is also approximately 1 mile away and offers a further selection of day to day amenities. The nearest bus stop can be found on West Moors Road less than 500 metres away.

**Lease:** 125 years from 1<sup>st</sup> October 2005

**Maintenance:** £650 every 6 months (this has been static over the last 6 years)

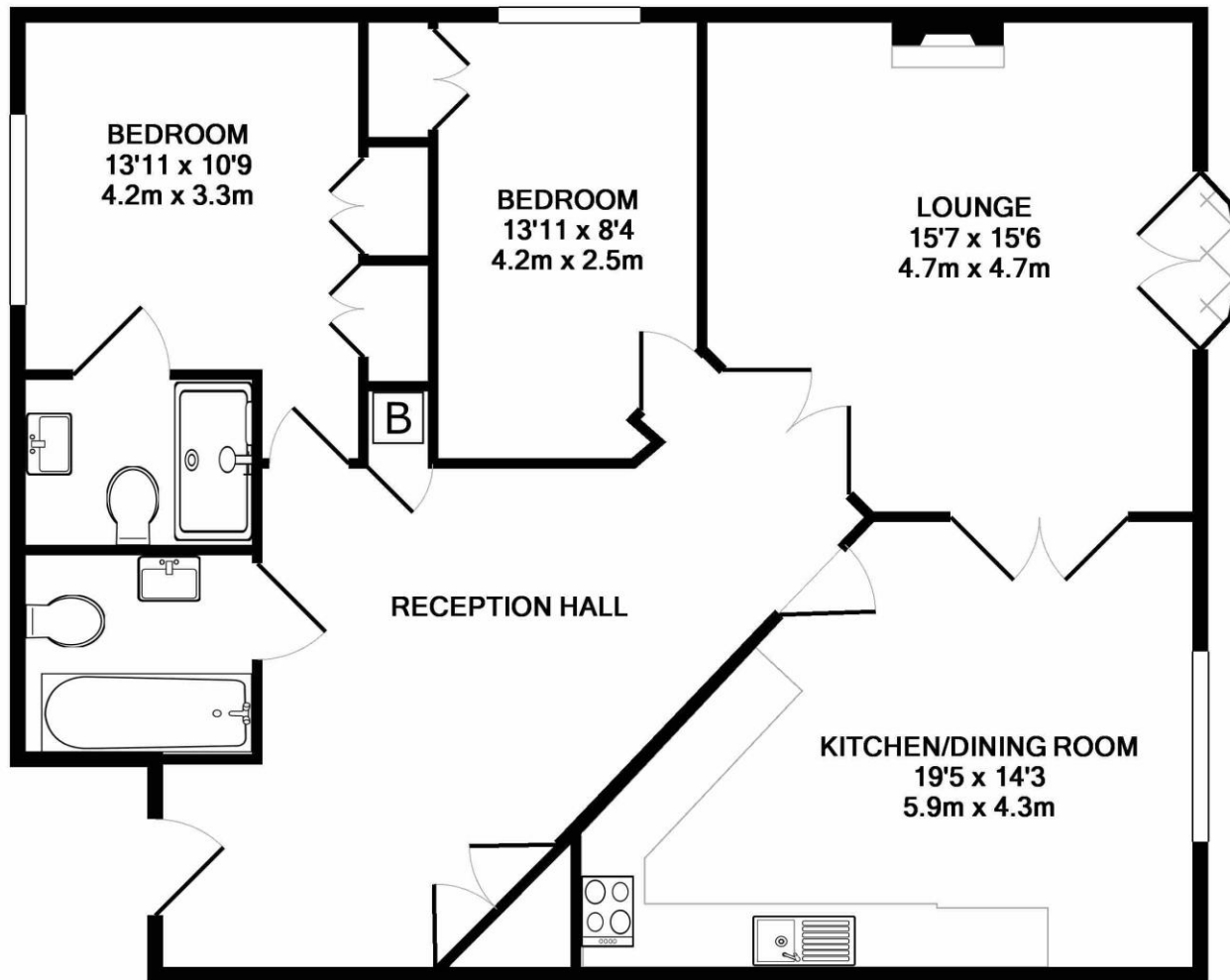
**Ground Rent:** None

**COUNCIL TAX BAND:** E

**EPC RATING:** C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 1064 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has 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 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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