



**Lyndon Court, 52 Albert Road  
Ferndown, Dorset, BH22 9HE**

# LEASEHOLD (Share of Freehold)

## PRICE £325,000

***“A unique town house style home with a 75ft private garden and two allocated parking spaces”***

This superbly positioned and rarely available two double bedroom, two bathroom town house style home has its own 75ft private garden and two allocated parking spaces. Situated in a sought after and convenient town centre location approximately 300 metres from Ferndown’s town centre.

- **Entrance hall** with a polished porcelain tiled floor
- Ground floor **cloakroom** finished in a modern white suite
- 16ft **Kitchen/dining room** with a beautifully finished kitchen incorporating granite work surfaces and a good range of oak base and wall units, as well as an excellent range of AEG integrated appliances to include a gas hob with extractor canopy above, oven, microwave, fridge/freezer, washer/dryer and a dishwasher. A cupboard houses a wall-mounted gas-fired boiler and a tiled floor continues into the dining area where there is a ample space for a dining table and chairs and double glazed French doors leading out to the enclosed garden and patio area
- **17ft Lounge** with double glazed French doors opening out to the patio area and double glazed side windows offering a pleasant outlook
- First floor landing
- 17ft Impressive **master bedroom** with fitted floor to ceiling wardrobes with sliding doors and double glazed French doors leading out to a **small balcony**
- **En-suite shower room** finished in a modern white suite to incorporate a shower cubicle, wc, wall-mounted wash hand basin, fully tiled walls and flooring
- Good sized **guest double bedroom** with a fitted wardrobe and double glazed French doors leading out to a **Juliette balcony** enjoying views over the rear garden
- **En-suite shower room** finished in a modern white suite to incorporate a shower cubicle, wall-mounted wash hand basin, wc, fully tiled walls and flooring
- L-shaped **rear garden** which is without doubt a superb feature of the property having overall maximum measurements of 75ft x 45ft and offers a good degree of seclusion. Adjacent to the property there is a paved patio area with a generous sized area of lawn which is surrounded by mature shrubs and fencing. Located along one side of the property there is a timber storage shed
- **Two allocated parking spaces**
- Area designated for **visitors parking**
- Double glazing and a gas-fired central heating system

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

**Lease:** 125 years from 2007

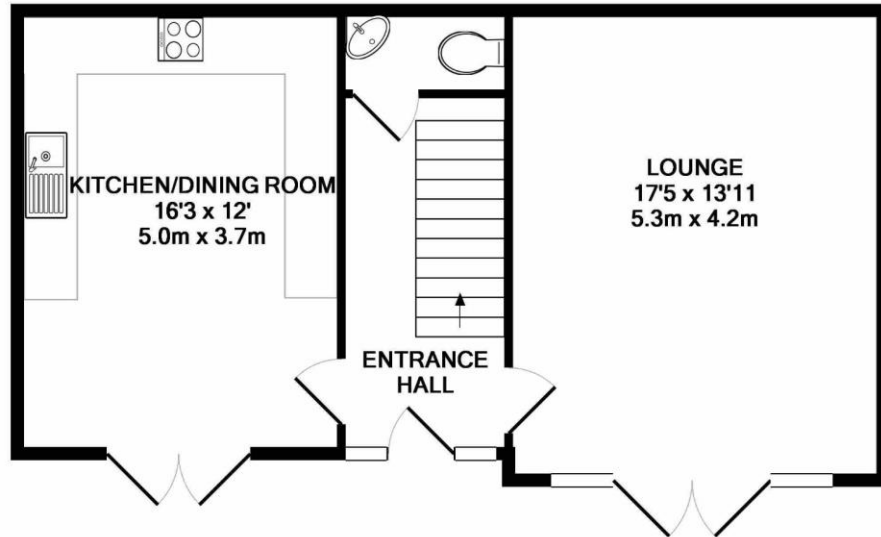
**Maintenance:** £650 per annum

**COUNCIL TAX BAND: D**

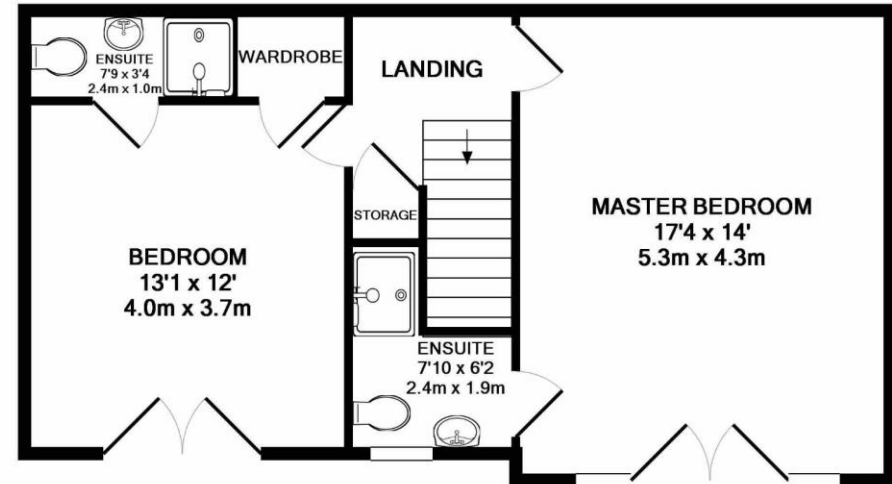
**EPC RATING: B**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 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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