



Red Roofs, 1 Dudsbury Avenue
Ferndown, Dorset, BH22 8DS

LEASEHOLD (Share of Freehold)

PRICE £375,000

“A recently modernised 1,400 sq ft ground floor apartment with a private patio and single garage”

This extremely spacious and recently modernised three double bedroom, two bathroom, two reception room ground floor apartment is approximately 1,400 sq ft, has its own private and enclosed patio, a single garage and is sold with a share of the freehold. Red Roofs is situated within a sought after and convenient location within Ferndown.

- 20ft **Entrance hall** with a double airing cupboard/coat cupboard with mirrored sliding doors
- Impressive **19ft Lounge** enjoying a dual aspect, with a living flame coal effect electric fire and a double glazed door leading out to the patio area
- **Private patio** area enclosed by a low level stone wall with inset flower beds, whilst enjoying a delightful outlook over the communal gardens
- Separate **dining room** with a double glazed window overlooking the patio
- Newly **refitted kitchen** incorporating ample work surfaces, a good range of base and wall units, stainless steel one and a half bowl sink with a waste disposal, integrated electric oven, hob and extractor, integrated fridge/freezer, recess and plumbing for a washing machine, walk in double larder cupboard, a replacement wall-mounted gas-fired Worcester boiler, attractive tiled splash backs and a tiled floor
- Impressive **master bedroom** with two fitted double wardrobes and a single wardrobe
- Recently refitted large **en-suite shower room** finished in a stylish white suite to incorporate a large walk in shower area with a chrome raindrop shower head and separate shower attachment, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Guest double bedroom**
- **Third double bedroom** with a built in storage cupboard
- Main **family bathroom/shower room** incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle, wc, pedestal wash hand basin and fully tiled walls
- **Single garage** located in a nearby block with a remote controlled up and over door, light and power
- Area designated for **visitors parking**
- **Immaculately kept communal grounds** incorporating large areas of well-kept lawn, well-stocked shrub borders and attractive shrubs which provide a pleasant setting for this delightful apartment
- Further benefits include double glazing, a gas-fired central heating system with a newly replaced boiler and a security entry intercoms system

Ferndown's town centre is located approximately ½ a mile away and offers an excellent range of shopping, leisure and recreational facilities.

Lease: 999 years from 1973
Maintenance: £512.60 per quarter

COUNCIL TAX BAND: E

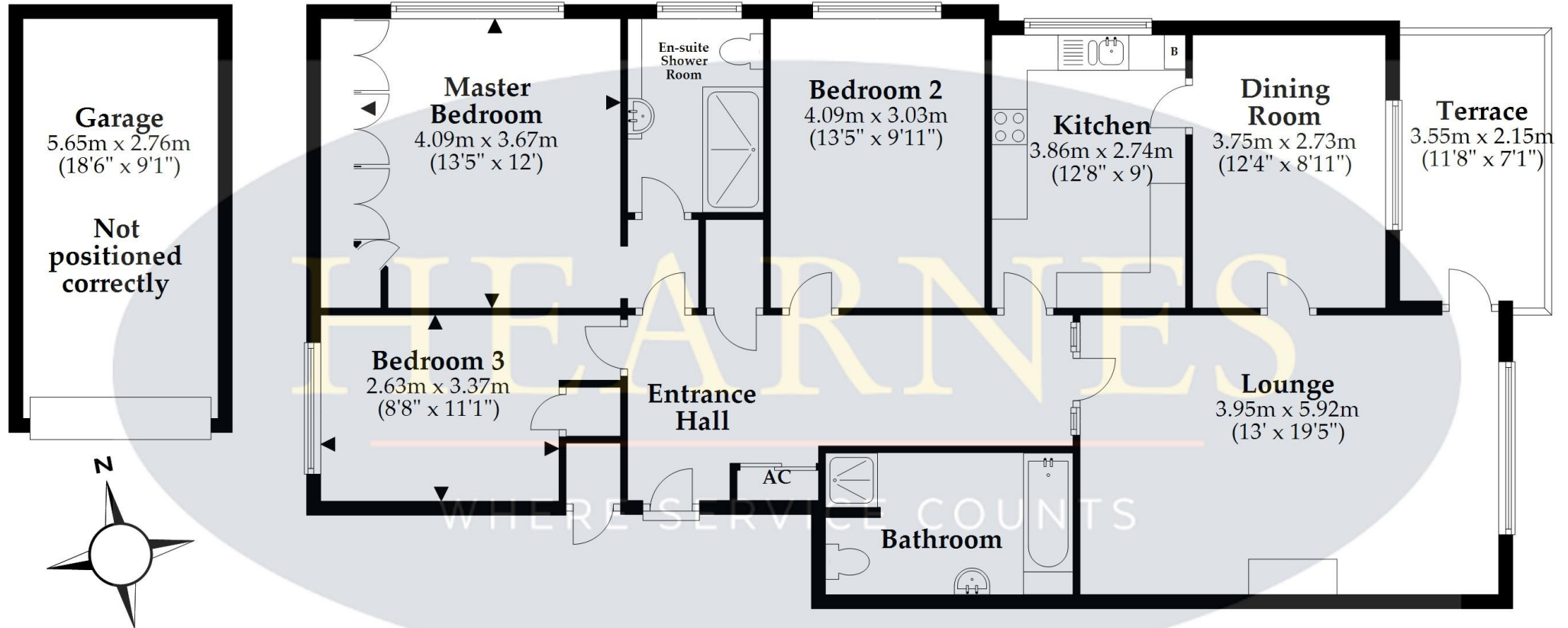
EPC RATING: D

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. 133.4 sq. metres (1435.4 sq. feet)



Total area: approx. 133.4 sq. metres (1435.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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