



**HEARNES**

WHERE SERVICE COUNTS

**Cavendish Court, 425 Ringwood Road  
Ferndown, Dorset, BH22 9AF**

# LEASEHOLD (Share of Freehold)

## PRICE £325,000

This generous sized and conveniently located three double bedroom, two bathroom ground floor garden apartment has its own southerly facing private patio, as well as its own private entrance, single garage and a share of the freehold. Cavendish Court is superbly positioned within 10 metres of Marks & Spencer's Simply Food hall and Ferndown's town centre is less than 400 metres away

- Good sized **entrance hall** with an airing cupboard and storage cupboard
- 19ft x 19ft Dual aspect **lounge/dining room** with double glazed French doors leading out from the lounge area to a southerly facing patio area, a double glazed window overlooking the communal gardens and the dining area has a double glazed window to the side aspect
- Southerly facing paved **patio area** providing the ideal spot to relax and enjoy the pleasant setting and communal grounds
- Refitted **modern kitchen** incorporating ample work surfaces, a good range of base and wall units and an excellent range of integrated appliances to include a double oven, induction hob and extractor canopy above, slim line dishwasher, fridge/freezer and washing machine, with attractive tiled splashbacks and a double glazed window to the side aspect
- Refitted **family bathroom** finished in a modern white suite to incorporate a shower/bath with glass shower screen, mixer taps and shower hose, pedestal wash hand basin, wc, fully tiled walls and flooring
- **Master bedroom** which is a good sized double bedroom benefitting from three fitted double wardrobes
- Newly refitted **en-suite shower room** finished in a stylish white suite to incorporate a shower cubicle, pedestal wash hand basin, wc fully tiled walls and flooring
- **Two further double bedrooms** both enjoying a pleasant outlook over the communal gardens
- **Single garage** located in a nearby block with a metal up and over door, light and power
- All residents have use of the beautifully kept **communal gardens**
- **Laundry 'drying area'** which all residents have the use of
- Area designated for **visitors and residents parking**
- Double glazing and a gas-fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. The nearest bus stop on Ringwood Road is less than 200 metres away.

**Lease:** 999 years from 2011

**Maintenance:** £125 per month including window cleaning, gardening and water rates

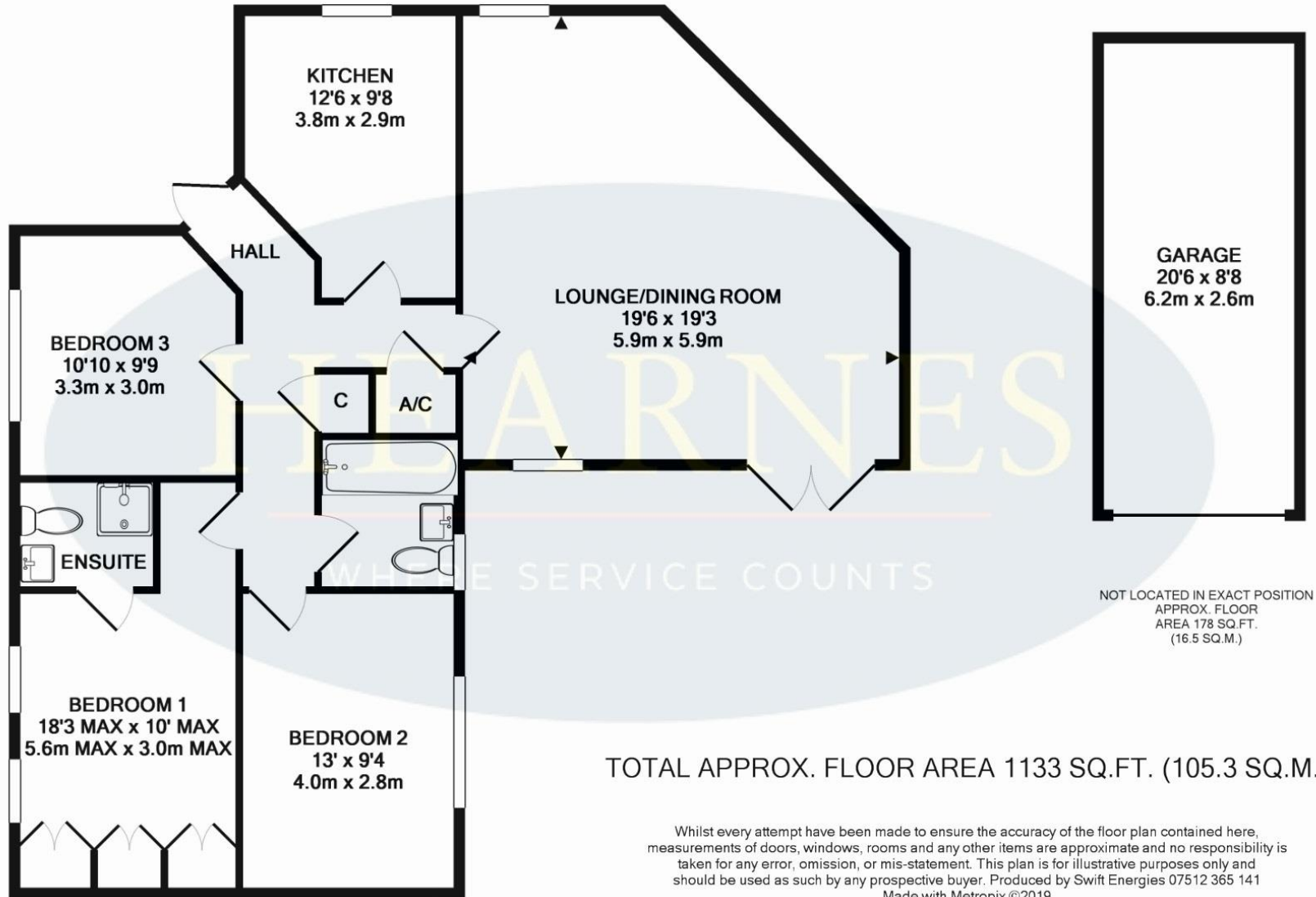
**COUNCIL TAX BAND:** D

**EPC RATING:** C

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

## ***“A conveniently located and extremely spacious ground floor garden apartment***





APPROX. FLOOR  
AREA 956 SQ.FT.  
(88.8 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

