



**St Mary's Mews, 1 Fernlea Avenue
Ferndown, Dorset BH22 8HF**

LEASEHOLD PRICE

£130,000

“Retirement apartment with superb communal facilities, less than 100 metres from amenities”

A well-presented and conveniently located one double bedroom first floor retirement apartment for residents aged 60 and over, with a lift to all floors. Conveniently located less than 100 metres to Ferndown’s town centre via a pedestrian gate leading to Ringwood Road. Offered with no onward chain.

Flat 53 is located conveniently within the development with the lift, hairdressers and guest suite nearby.

- **Kitchen/breakfast room** with a range of fitted units, mid height oven, four ring electric hob with overhead extractor, washing machine and a fridge/freezer
- **Lounge/dining room** with electric fire providing an attractive focal point in the room and patio doors providing access out to a private balcony which enjoys views over the communal grounds
- **Double bedroom** benefitting from a built in wardrobe with mirrored sliding doors
- **Bathroom** incorporating a bath with overhead shower, WC and a wash hand basin
- Further benefits include double glazing, electric heating and an entry phone intercoms system
- Offered with **no onward chain**

St Mary’s Mews has an on-site House Manager who works 9am – 5pm, 5 days a week and a 24 hour Careline response system.

The communal garden are beautifully kept, with paths providing access to communal areas and various entrances into St Mary’s Mews. All residents have the use of an excellent range of communal facilities which include a laundry room, lounge, kitchen, conservatory, hair salon with visiting hairdressers and a refuse store. There is also a guest suite which we understand there is a nominal charge for the use of.

Ferndown’s town centre offers an array of facilities to include a supermarket, health centre, post office, pharmacies, library, cafes and restaurants.

Lease: 99 Years from 1989

Service Charge: Approximately £2,305 per annum

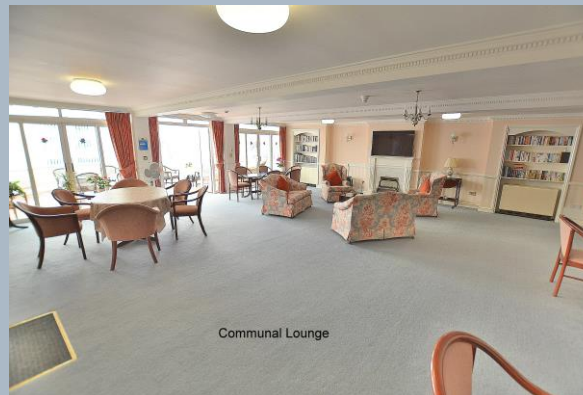
Ground Rent: Approximately £260 per annum

Managing Agent: First Port Property Services

COUNCIL TAX BAND: C

EPC RATING: C

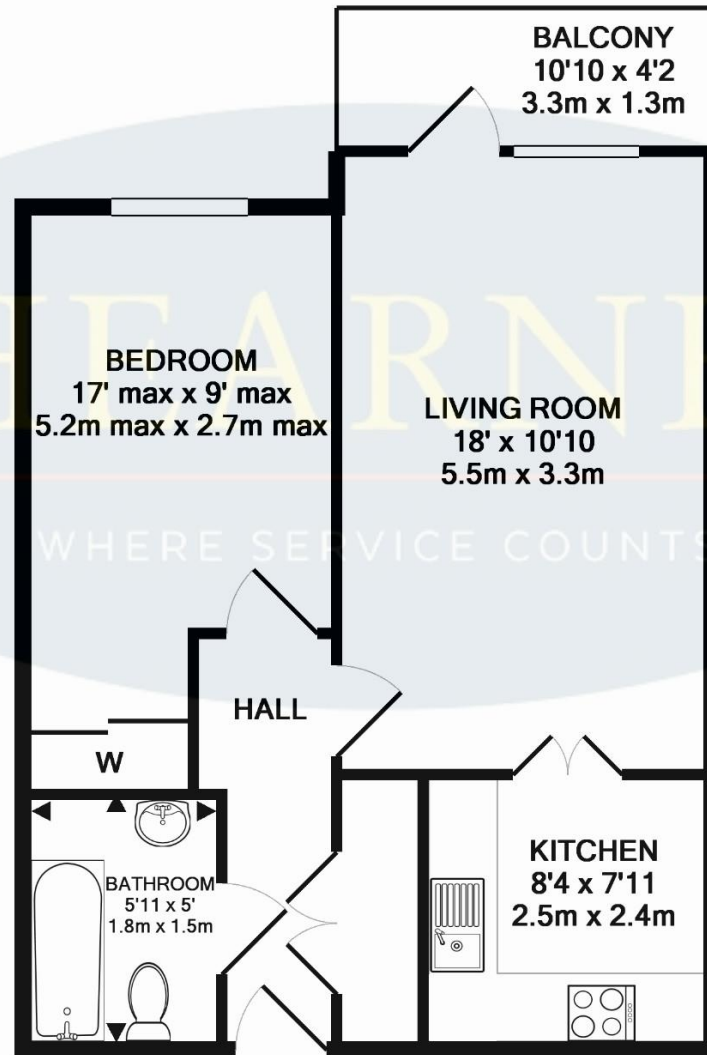
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 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



Communal Gardens