



HEARNES

WHERE SERVICE COUNTS

**Cambridge Court, 339 New Road
Ferndown, Dorset BH22 8EJ**

LEASEHOLD (Share of freehold)

PRICE £195,000

This immaculately presented and superbly positioned one double bedroom ground floor apartment has its own southerly facing 50ft private rear garden, along with allocated parking.

Cambridge Court is a small select development of just six apartments built in 2009. The apartment has the added benefit of being sold with a share of the freehold and enjoys a convenient location approximately 200 metres from Ferndown's town centre and approximately 700 metres from Marks & Spencer's Food Hall.

- **Entrance hall** with storage cupboard
- Open plan **lounge/dining room/kitchen**
- **Lounge area** with a living flame coal effect electric fire
- **Dining area** with space for a dining table and chairs
- **Kitchen area** incorporating a good range of base and wall units, built in oven, hob and extractor, integrated fridge, recess and plumbing for a washing machine, wall-mounted gas-fired boiler
- Modern **shower room** finished in a stylish white suite to incorporate a separate shower cubicle, pedestal wash hand basin, WC and fully tiled walls
- Good sized **master double bedroom** with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer and cupboard storage and door leading out to the rear garden
- **Garden** which is a superb feature of the property as it faces a southerly aspect, offers a good degree of privacy and is fully enclosed. The garden measures approximately 50ft in length and has been landscaped for ease of maintenance. Adjacent to the rear of the property there is a patio area, with the remainder of the garden laid to gravel with attractive plants and shrubs. A path leads round to a small area of side garden where there is a timber shed and a side gate
- **One allocated parking space**
- Further benefits include a gas-fired central heating system, double glazing, an entry phone intercoms system and security alarm

Ferndown offers an array of cafes, restaurants, shops, leisure and recreational facilities

Lease: 999 years from 1st January 2009

Maintenance: Approximately £990 per annum

COUNCIL TAX BAND: B

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.

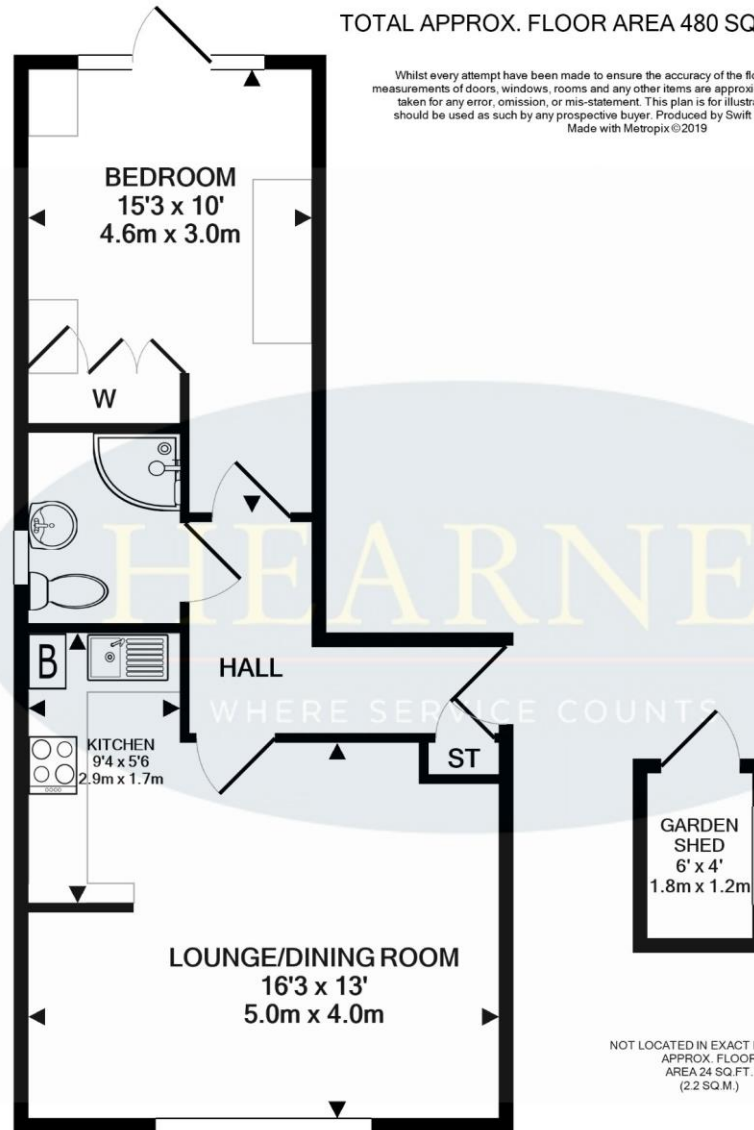
***“A unique ground floor garden apartment,
located approx. 200 metres from the town***



TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 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 buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 24 SQ.FT.
(2.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

