



**HEARNES**

WHERE SERVICE COUNTS

**Tennyson Court, 10 Library Road  
Ferndown, Dorset, BH22 9JP**



# LEASEHOLD (Share of Freehold)

## PRICE £285,000

***“An immaculate and modernised town centre apartment with a south facing balcony and garage”***

This impeccably presented and recently modernised two double bedroom first floor apartment has a stair lift rising to the property, a southerly facing private balcony and a single garage. Situated in a convenient location approximately 100 metres from Ferndown's town centre.

- **Communal entrance hall** with stairs and a stair lift (owned and maintained by flat 3) rising to the first floor communal landing
- **Entrance hall** with a storage cupboard, airing cupboard, a loft hatch with a ladder giving access to a partly boarded loft space and an entry phone intercom system
- Refitted **cloakroom** finished in a stylish white suite to incorporate a wc and wash hand basin with vanity storage beneath
- 17ft Light and spacious **lounge/dining room** which has a double glazed window facing a southerly aspect, flooding this room with lots of natural light, a living flame electric fire with attractive surround, ample space for a dining table and chairs and a double glazed door leading out to the balcony
- Paved **balcony** facing a **southerly aspect** and offering a good degree of privacy, which can also be accessed from the master bedroom
- Refitted **modern kitchen** incorporating ample work surfaces, a good range of base and wall units with under lighting, an excellent range of integrated appliances to include a double oven, hob and extractor, washing machine, dishwasher and a fridge/freezer, attractive tiled splashbacks and a cupboard housing a wall-mounted gas-fired boiler
- **Master bedroom** enjoying a dual aspect with two fitted double wardrobes and a double glazed door leading out to the balcony
- **Guest double bedroom** benefitting fitted floor to ceiling wardrobes with sliding doors
- Refitted **shower room** finished in a stylish white suite to incorporate a separate shower cubicle, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- Conveyed with a **single garage** located in a nearby block which has light, power and a remote control roll up and over door
- Area designated for **visitors parking**
- Further benefits include a gas-fired central heating system and double glazing

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

**Lease:** 999 years from 25<sup>th</sup> March 1986

**Maintenance:** £1,300 per annum

**COUNCIL TAX BAND: D**

**EPC RATING: C**

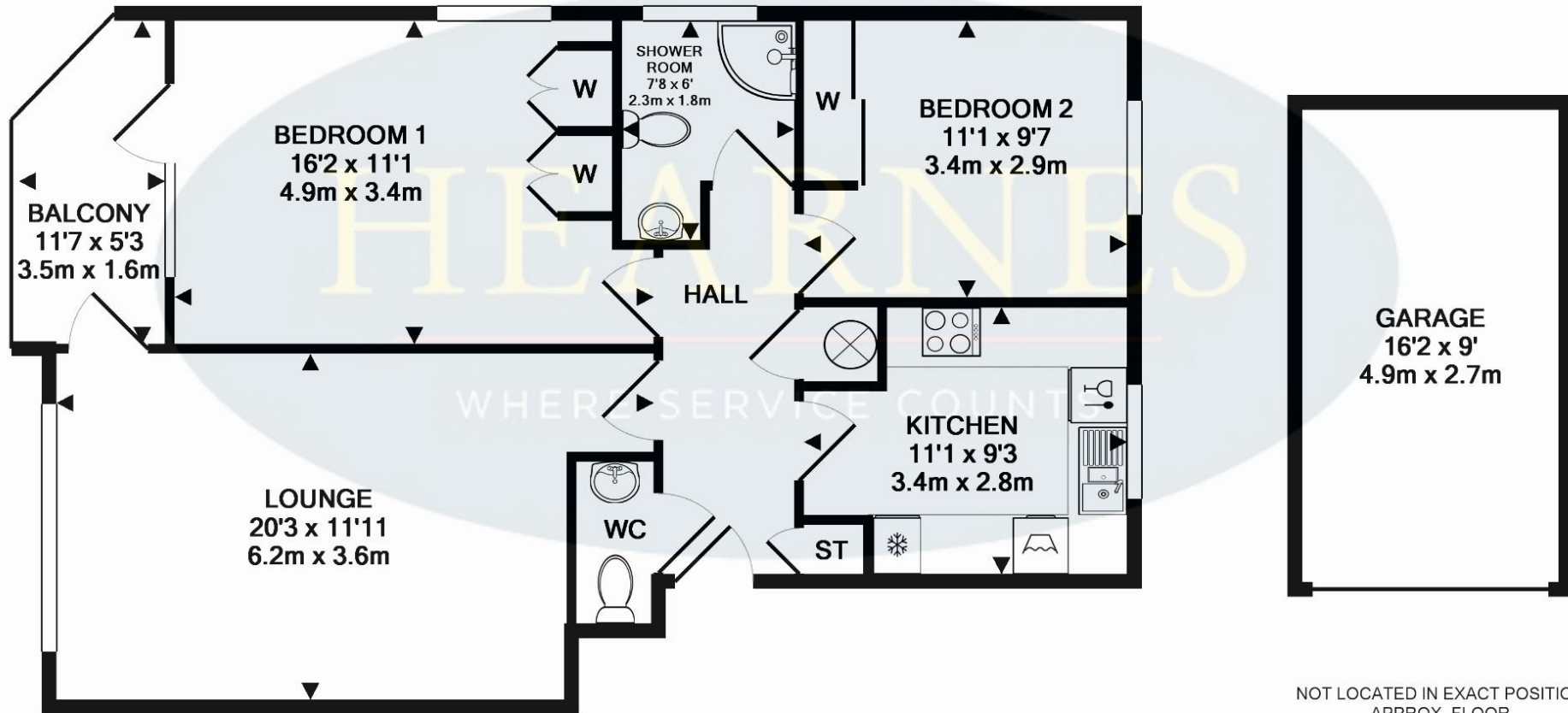
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 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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1ST FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.8 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 145 SQ.FT.  
(13.5 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



