

EDWARDS
ESTATE AGENTS

FERNLEA AVENUE

FERNDOWN, BH22 8HF


Hotpoint

GUIDE PRICE £140,000

- Purpose built ground floor retirement apartment
- Vacant possession
- Warden assisted apartment
- 1 good size double bedroom
- Kitchen/breakfast room
- Shower room
- Communal facilities to include a guest suite
- 18ft dual aspect lounge/dining room
- Communal gardens & patio area
- Allocated & communal

This delightful ground floor retirement apartment was designed specifically for those seeking a peaceful lifestyle, this one-bedroom property is ideally situated within a short, level walk to the bustling town centre, where you can enjoy a variety of shops and amenities.

Upon entering, you are greeted by a welcoming entrance hall that features a double storage cupboard, providing ample space for your belongings. The heart of the home is the spacious 18ft dual aspect lounge/dining room, which boasts a living flame coal effect electric fire, creating a warm and inviting atmosphere. From here, you can step out onto your own covered paved patio area, perfect for enjoying a morning coffee or an evening read.

The kitchen/breakfast area is well-equipped with integrated appliances and offers space for a breakfast table and chairs, making it an ideal spot for casual dining. The generously sized double bedroom features fitted floor-to-ceiling wardrobes with mirror sliding doors, ensuring plenty of storage while enhancing the sense of space.

The shower room is thoughtfully designed, featuring a good-sized shower cubicle, wash basin and WC, all adorned with fully tiled walls for a modern touch. Additional benefits include a dedicated house manager available from 9am to 5pm on weekdays, a 24-hour careline system for peace of mind, night storage heating, double glazing, and an entry intercom system for added security.







Residents can also enjoy beautifully maintained communal gardens and access to shared facilities within St Marys Mews, including a laundry room, refuse store, communal lounge, conservatory, and kitchen. For guests, there is a nominal charge for the guest suite, ensuring your visitors have a comfortable stay.

This property is offered with immediate vacant possession.

Additional Information
Energy Performance Rating: Expired
Council Tax Band: C
Tenure: Leasehold
Lease Years 159 years – 122 years remaining
Annual Ground Rent: £260.14
Annual Service Charge: £3,669.48
Lease Restrictions: Yes, buyers are advised to do their own research
Restricted Covenants: Yes, buyers are advised to do their own research
Accessibility / Adaptations: Lateral living
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Communal car park no allocated space
Utilities: Mains electricity, mains water
Heating: Communal
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website











GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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