

FOR SALE
HEARNES
390 RINGWOOD ROAD FERNDOWN BH22 9AH
01202 890890

Sole Agent

HEARNES

WHERE SERVICE COUNTS

Pembroke Court, 523 Wimborne Road East
Ferndown, Dorset BH22 9NH

LEASEHOLD GUIDE PRICE

£200,000

“A conveniently located ground floor garden apartment with its own private patio and allocated parking”

This well presented and superbly positioned two bedroom purpose built ground floor garden apartment has its own private patio, allocated parking and is offered with no onward chain.

Another particular feature of the property is that the lease has just been extended. Keys are held within the office and an early viewing is strongly recommended.

- **Two bedroom ground floor garden apartment with a patio**
- **Communal entrance hall**
- **Private entrance hall**
- **14ft Lounge/ dining room** with sliding patio doors leading out onto a private patio area and communal gardens
- **Kitchen** incorporating roll top worksurfaces, a good range of base and wall units, integrated oven, hob and extractor, space for fridge/freezer, recess plus plumbing for washing machine, attractive tiled splashbacks and window to the side aspect
- **Bedroom one** is a double bedroom with a window to the front aspect and fitted double wardrobe
- **Bedroom two** is a good size single bedroom with window overlooking the communal gardens
- **Bathroom** finished in a white suite to incorporate a panelled bath with shower over, WC, pedestal wash hand basin, partly tiled walls
- The property has a **private patio area** which adjoins an area of well kept **communal gardens**.
- There is an area designated for visitors and **residents parking with one parking space conveyed with the apartment**
- **Further benefits** include double glazing, a gas fired central heating system and the property is offered with no onward chain

Ferndown town centre is located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

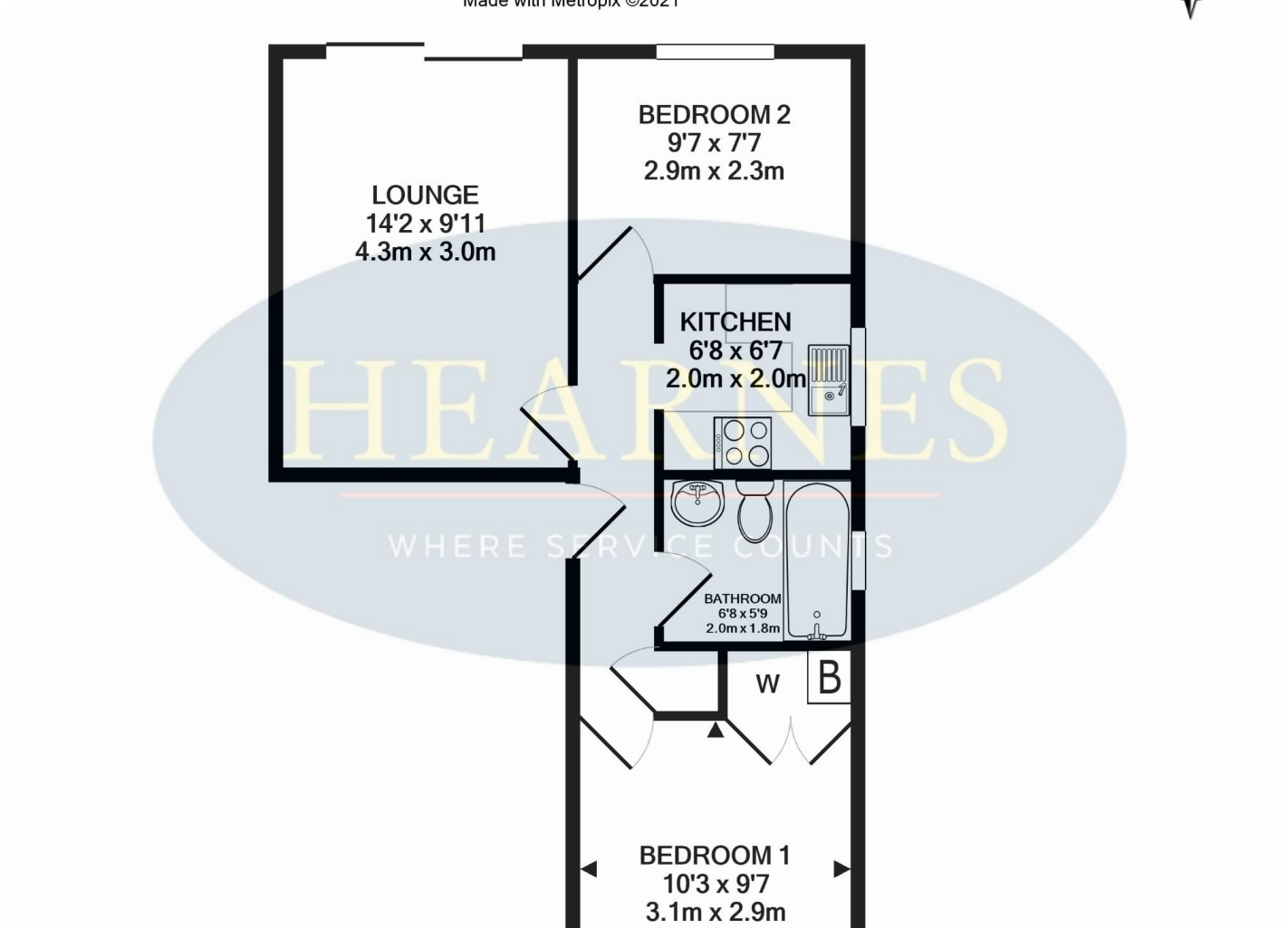
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|----------------------------|--|
| LEASEHOLD: | 169 Years remaining (recently extended) |
| MAINTENANCE: | T.B.C. |
| GROUND RENT: | none |
| COUNCIL TAX BAND: C | EPC RATING: T.B.C. |

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 457 SQ.FT. (42.5 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 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

