STOUR ESTATES

Flat 3, The Grove, 12 Beaufoys Avenue

, Ferndown, BH22 9FZ

Guide price £315,000

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* A WELL PRESENTED TWO DOUBLE BEDROOM MAISONETTE WITH PRIVATE PATIO AREA, LOCATED ON THE POPULAR BEAUFOYS AVENUE IN FERNDOWN *

Situated on the popular Beaufoys Avenue is this spacious and well presented maisonette, ideal for first time buyers or investors. This apartment is situated within walking distance of Ferndown town centre with its array of shops, pubs and restaurants. The purpose-built block was constructed in 2019 and is accessed via secure intercom system with stairs and a serviced lift leading to all floors. The property has a 'house' feel with the maisonette split over two levels and it benefits from it's own private entrance on the ground floor which leads on to a spacious hallway. The hallway benefits from ample storage with an under stairs cupboard. There is a ground floor cloakroom with wash hand basin, WC and mirrored wall cupboard. The open plan lounge /kitchen benefits from double patio doors which provide access to the private patio area. The kitchen has a range of wall and base units with work surface over and benefits from integrated bosch appliances such as an oven, electric hob and extractor fan, fridge/freezer, washing machine and dishwasher.

The first floor comprises of two double bedrooms with both benefiting from fitted wardrobes. The master bedroom also benefits from an en-suite shower room. The en-suite is fully tiled with a walk in shower cubicle with glass shower screen, WC, wash hand basin with built in vanity unit and heated towel rail. The family bathroom benefits from a bath with shower over and glass shower screen, wash hand basin with built in vanity unit, WC and heated towel rail. The first floor also houses an airing cupboard with the hot water tank.

Externally, the property has a private patio area overlooking the communal gardens.

Further benefits to the property include UPVC double glazing, underfloor heating to all rooms which have individual thermostatic controls and an allocated off road parking space. There are well maintained communal grounds which include an allocated outside storage shed for each flat, communal bike and bin stores.

Tenure: Leasehold - Share of freehold
NEW lease upon completion
Approx. 2024 Service Charge: £189 per month
Council Tax Band: D

The property is located close to Ferndown town centre with local shops, restaurants and pubs. Local transport links including bus routes are close by. Local primary and secondary schools are within close proximity.

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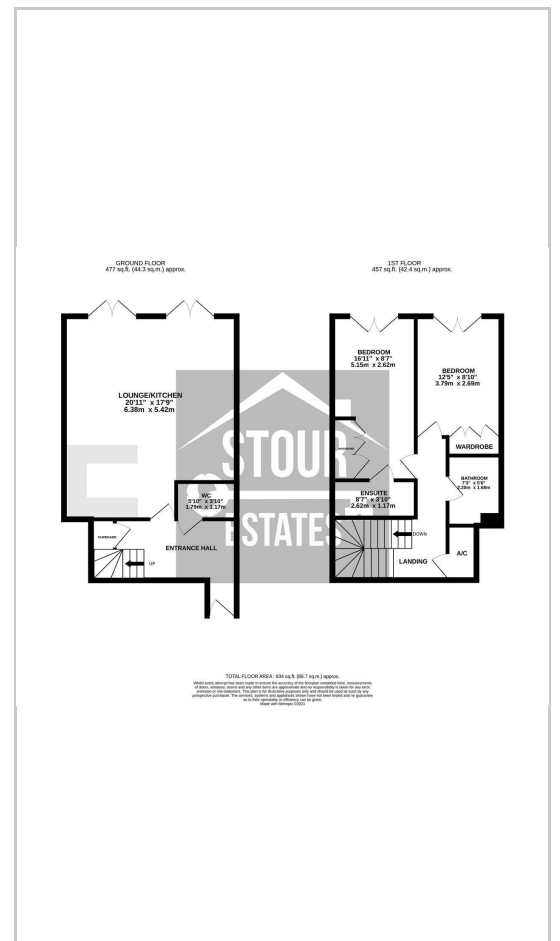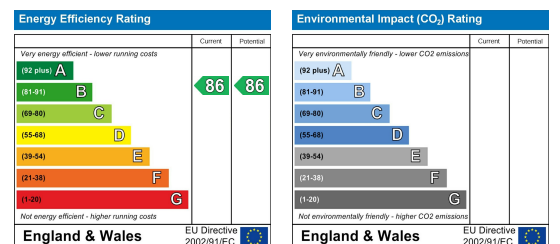
Area Map

Floor Plans

Energy Efficiency Graph

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