



5a Beaufoys Court Beaufoys Avenue
, Ferndown, BH22 9RQ

Asking price £299,950



5a Beaufoy's Court Beaufoy's

Ferndown, BH22 9RQ

Tenure: Share of Freehold

FIRST FLOOR TWO DOUBLE BEDROOM
PURPOSE-BUILT APARTMENT WITH BALCONY

This beautifully presented first-floor apartment offers scenic views over well-maintained communal gardens and provides a spacious, airy atmosphere. Conveniently located near Ferndown town centre, it's within easy access to the M&S Food Hall, woodland walks, and major routes leading to Bournemouth and the nearby market towns of Ringwood and Wimborne.

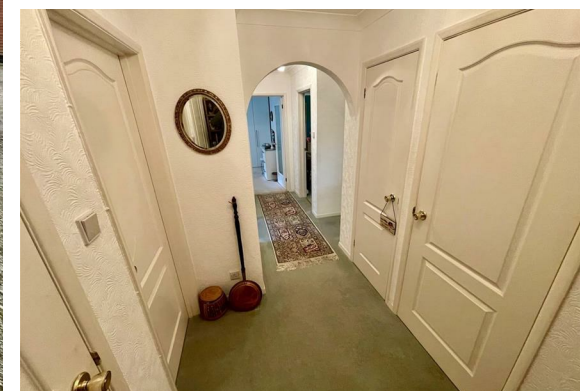
Accessed via a secure communal entrance with a functional stairlift to the first floor, the apartment features a hallway with two large storage cupboards. The sitting/dining room, which opens onto the balcony, provides a pleasant view of the communal gardens. The adjacent modern re-fitted kitchen/breakfast room includes a comprehensive range of modern units, work surfaces on four sides, and integrated appliances including electric oven, microwave, dishwasher, & induction hob with extractor. There's also space for a washing machine, tumble dryer & fridge/freezer. Both double bedrooms are generously sized, with the primary bedroom featuring fitted wardrobes. The stylish re-fitted shower room has a double length shower. The accommodation is completed by a guest cloakroom

Externally, the property benefits from a designated garage with a remote control door, power, and lighting, along with visitor parking. The communal gardens are thoughtfully landscaped, offering a peaceful setting for residents.

The agents are advised that the roof is being replaced with the costs for this already paid and in a fund available to pay for works.

Room Sizes:

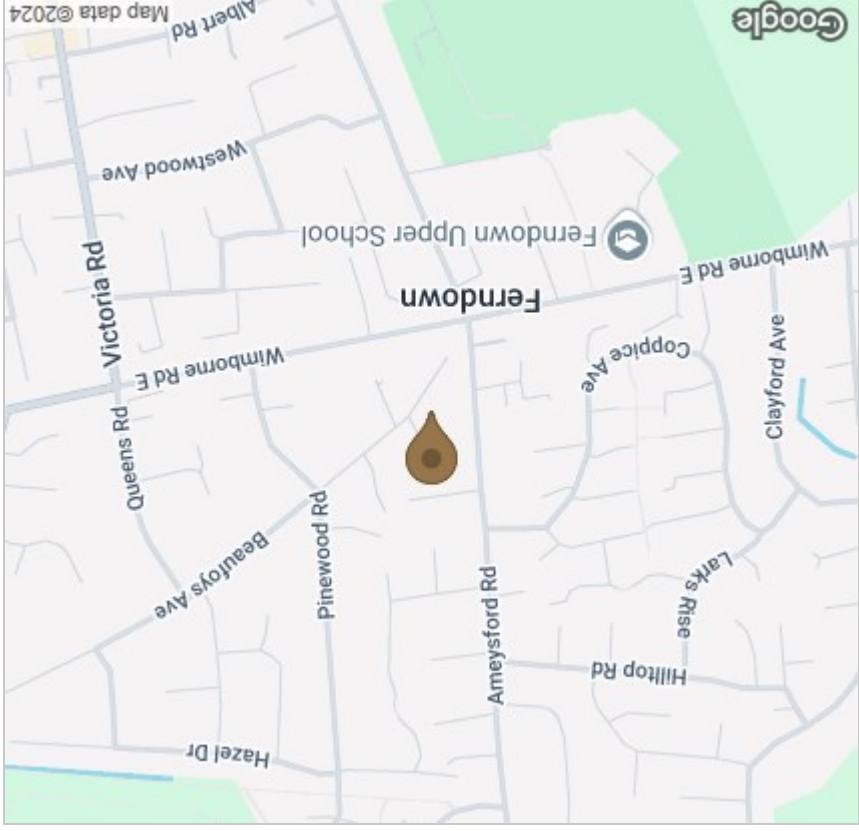
- Sitting/Dining Room: 6.06m x 4.53m
- Balcony: 3.07m x 1.11m
- Kitchen: 3.92m x 3.9m
- Bedroom 1: 4.93m x 3.45m
- Bedroom 2: 3.75m x 2.86m
- Bathroom: 2.44m x 1.77m
- Garage: 5.48m x 2.72m





Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.



Area Map

Energy Efficiency Rating	
Potential	77
Current	76
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	

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