



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

Guide price £260,000





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SHARE OF FREEHOLD 999 YEAR LEASE - NO ONWARD CHAIN

- LARGE, SPACIOUS TWO DOUBLE BEDROOM PURPOSE-BUILT APARTMENT WITH BALCONY AND GARAGE IN SOUGHT AFTER LOCATION IN FERNDOWN

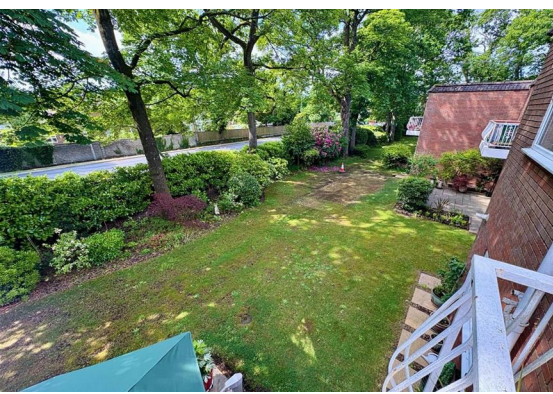
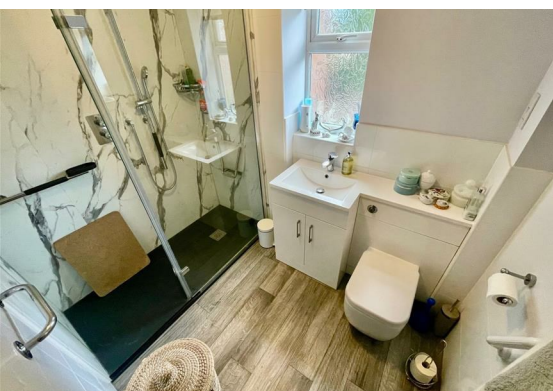
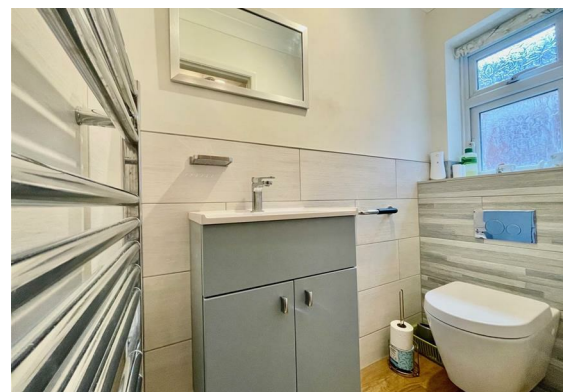
This beautifully presented first-floor apartment accessed via stairs and stair lift offers scenic views over well-maintained communal gardens and provides a spacious, airy atmosphere. Conveniently located near Ferndown town centre, it's within easy access to the M&S Food Hall, woodland walks, and major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

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.

- 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









Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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