



8 Beaufoys Court Beaufoys Avenue
, Ferndown, BH22 9RQ

Asking price £300,000



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,Ferndown, BH22 9RQ

NEWLY RENOVATED TO A HIGH STANDARD -
SHARE OF FREEHOLD - VACANT POSSESSION

located in the tranquil cul-de-sac at the end of the popular Beaufoys Avenue, Ferndown, this immaculately presented ground floor flat offers a delightful living experience. With two spacious double bedrooms and a well-appointed bathroom and an additional WC, this purpose-built apartment is perfect for those seeking comfort and convenience.

As you enter through the communal front door, you are greeted by a generous hallway that provides access to all principal rooms including a separate cloakroom with WC and wash hand basin. with new carpeting throughout The heart of the home is the expansive lounge, which benefits from dual-aspect windows that flood the space with natural light. This versatile room is currently arranged to accommodate both living and dining areas, making it an ideal setting for entertaining guests. The sliding glass doors lead to a charming south-facing patio, perfect for enjoying peaceful evenings overlooking the communal gardens.

The modern fitted kitchen is well-equipped with built in oven and induction hob, washing machine and space for a fridge-freezer.

Both bedrooms are generously sized and filled with light. They are conveniently serviced by the family bathroom, which includes contemporary fittings.

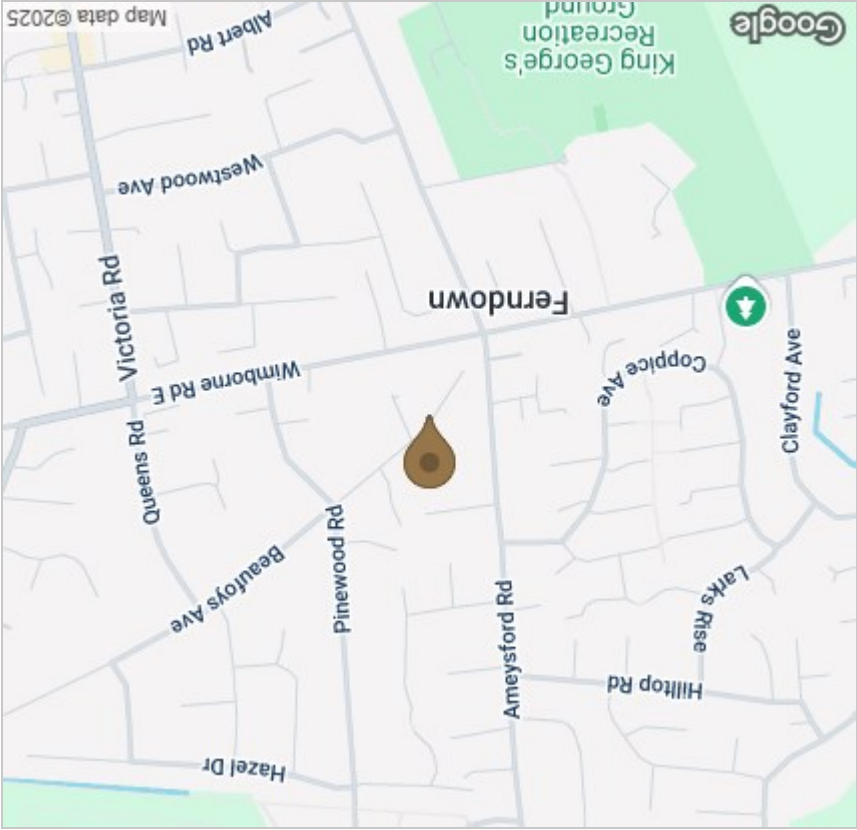
Externally, the property boasts a patio area, visitor parking, and a single garage, with additional on-road parking available. This stunning apartment is ideally located just a short stroll from local shops and a bit further away, Ferndown Town Centre, offering a variety of shops, cafes, and amenities. This property is a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a sought-after location. Offered vacant possession this a must see property.

Current quarterly charge for the flat is £555.79 which includes buildings insurance, garden maintenance, communal area maintenance, communal bin cleaning and window cleaning etc.





Area Map



Energy Efficiency Rating		
	Current	Potential
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		

Ground Floor

Approx. 91.2 sq. metres (981.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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

Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.