

FERNLEA AVENUE  
FERNDOWN, BH22 8HF







# GUIDE PRICE £170,000

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- PROBATE GRANTED
- RETIREMENT FLAT
- CENTRAL FERNDOWN
- 2 BEDROOMS
- BALCONY
- LIVING ROOM
- SPACIOUS KITCHEN
- LIFT TO ALL FLOORS
- RESIDENTS COMMUNAL FACILITIES
- NO FORWARD CHAIN

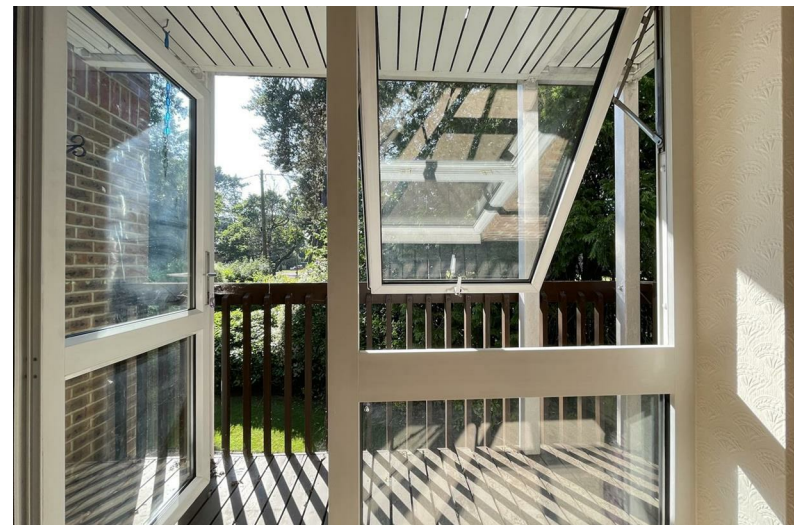
**A delightful TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT with balcony in the CENTRE OF FERNDOWN. The property is offered for sale with NO FORWARD CHAIN.**

St Mary's Mews was constructed by Anglia Secure Homes and comprises 67 properties served by lift.

The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. This flat is located on the first floor with a balcony.

Residents enjoy the benefit of a communal lounge and conservatory, a communal laundry, hairdressing salon, guest suites and lift to all floors.





### Additional Information

Agents Note: This is a probate sale and paperwork available is limited. We recommend interested parties conduct your own enquiries and seek advice from your solicitor

Energy Performance Rating: C

Council Tax Band: D

Tenure: Leasehold

Lease Years: 139 years from 1989 – 103 years remaining

Annual Ground Rent: Approximately £284.61 - reviewed every 11 years we believe

Annual Service Charge: Approximately £4,377.00

Restricted Covenants: Yes

Lease Restrictions: Yes

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order:

Parking: Communal car park allocated space

Utilities: Mains electricity, mains water

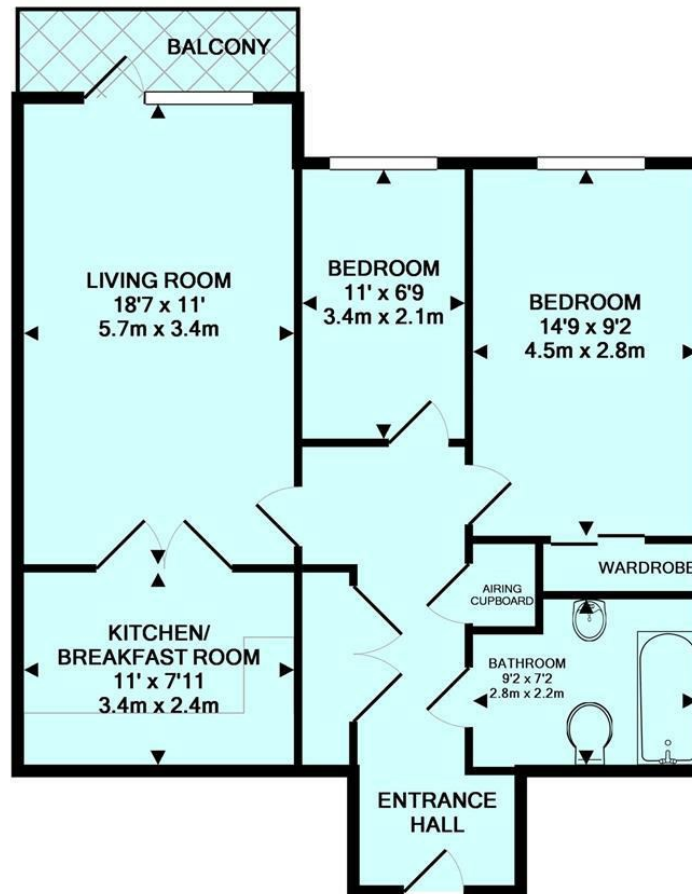
Heating: Night storage heaters

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 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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## Ferndown Office

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