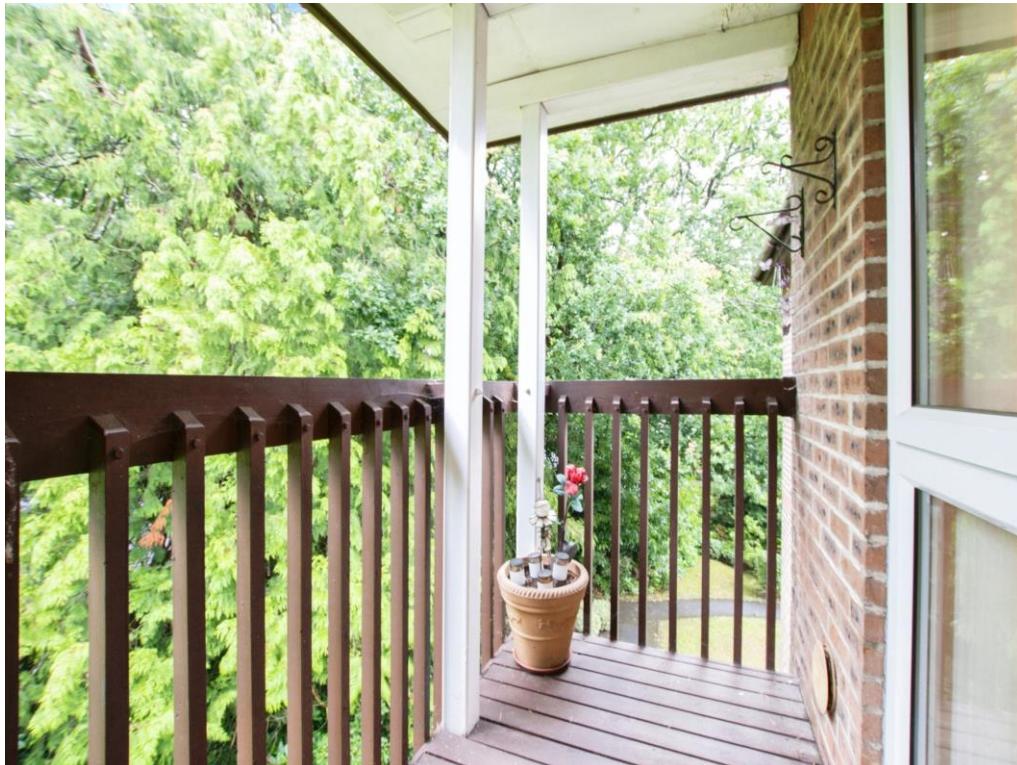




Connells

St. Marys Mews Fernlea Avenue
Ferndown



Property Description

Charming 2-Bedroom Retirement Home in Prime Ferndown Location

Welcome to this delightful 2-bedroom retirement home, perfectly situated just a stone's throw away from Ferndown town centre. Designed for those aged 60 and above, this property offers a blend of comfort, convenience, and community, ideal for enjoying your golden years.

A good size kitchen, providing ample space for meal preparation and storage. Adjoining the kitchen, the westerly facing balcony offers a serene spot to unwind and soak in the afternoon sun.

Residents and visitors will appreciate the parking facilities available on-site. The property also boasts a variety of communal amenities to enhance your living experience, including a residents' lounge, a well-maintained community laundry area, and a convenient hair salon. For guests, a comfortable suite is available, ensuring your visitors feel welcome.

Entrance Hall

Carpeted with doors to all rooms and storage cupboard.

Kitchen

10' 11" x 7' 10" (3.33m x 2.39m)

Part tiled walls with a range of wall and base units, stainless steel sink with drainer and taps, 4 ring electric hob with extractor fan and hood over, eye level oven and space for washing machine and fridge freezer.

Lounge

18' 11" x 10' 11" (5.77m x 3.33m)

Carpeted with double glazed rear aspect balcony door, feature fireplace with mantle and electric fire and storage heater, TV and telephone point.

Bedroom 1

9' 3" x 14' 10" (2.82m x 4.52m)

Carpeted with rear aspect double glazed window and built in wardrobes.

Bedroom 2

11' 1" x 6' 9" (3.38m x 2.06m)

Carpeted with rear aspect double glazed window.

Bathroom

Fully tiled walls with low level WC, hand wash basin with taps and vanity mirror over with side lights, panel bath with shower over and glass shower screen, storage heater and side aspect double glazed window.

Balcony

10' 11" x 3' 10" (3.33m x 1.17m)

Outside And Communal Area

Allocated residential parking and guest spaces available and communal gardens, laundry room, hair dressers and lounge area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: D
 Council Tax
 Band: D

Service Charge:
 3800.00

Ground Rent:
 300.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/FDN305950](http://www.connells.co.uk/Property/FDN305950)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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