



**Connells**

St. Marys Mews Fernlea Avenue  
Ferndown



### Property Description

Delightful retirement apartment in Ferndown, Dorset. Built in 1989 with a total of 68 flats with a Resident management staff and emergency alarm service.

Lift access, Communal Lounge, Laundry, Guest facilities, Garden, Conservatory, Hairdressing salon, kitchen.

Distances: bus stop 0.25 mile(s); shop 0.5 mile(s); post office 0.5 mile(s); town centre 0.5 mile(s); GP 0.5 mile(s); social centre 0.5 mile(s).

Frequent Social activities include: coffee mornings, afternoon tea, extend exercises, whist, games evenings and film afternoons. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

This well maintained apartment with two bedrooms, bathroom, kitchen and lounge with patio doors leading directly to the communal gardens.

### Communal Area

Communal lounge area with sofa, tables and chairs and a TV, with full access to the communal kitchen, communal gardens and accessible via patio door from lounge.

### Entrance Hall

Carpeted with storage cupboard and connection point.

### Lounge

18' 8" x 10' 9" ( 5.69m x 3.28m )

Carpeted with rear aspect window and door to balcony, TV and telephone point, electric feature fireplace with mantle and storage heater.

### **Kitchen**

10' 9" x 7' 7" ( 3.28m x 2.31m )

Wooden effect flooring with a range of wall and base units, integrated eye level oven, 4 ring electric hob with extractor fan and hood over, sink with drainer and mixer tap and space for washing machine and fridge/freezer and breakfast bar area.

### **Bedroom 1**

14' 10" x 9' 2" ( 4.52m x 2.79m )

Carpeted with rear aspect double glazed window, fitted wardrobes with over bed cupboard storage and bedside tables and additional built in mirrored sliding door wardrobe and storage heater.

### **Bedroom 2**

10' 11" x 6' 7" ( 3.33m x 2.01m )

Carpeted with rear aspect double glazed window and storage heater.

### **Bathroom**

Carpeted with low level WC, hand wash basin with vanity cupboard under, panel bath with glass folding shower screen and step in shower with glass door, heated towel rail and extractor fan.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN306153](http://connells.co.uk/Property/FDN306153)**

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.

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