

Beautifully Presented 3-Bedroom 2nd Floor (top) BALCONY Flat with GARAGE
Tenure: Share of Freehold Approx 132 sq meters (1420 sq ft)

**Flat 11 Red Roofs, 1 Dudsbury Avenue,
Ferndown, Dorset. BH22 8DS**

Price £375,000

- Spacious Entrance Hall
- Large Lounge Plus Dining Room
- Superb Kitchen
- 3-Double Bedrooms
- Luxury En-Suite Shower Room
- Luxury Bathroom with shower
- Gas Central Heating & PVCu Double-Glazing
- Garage with electric door
- Delightful Communal Gardens
- Ideal Location near to amenities

Spacious, beautifully presented second floor (top) BALCONY flat, set in a quality block ideally placed for local amenities & a short walk from Ferndown Golf Club. The flat offers well-planned accommodation with generous room dimensions which extend to an approximate floor area of 1420 sq ft. The property underwent a program of refurbishment during 2016/2017 which included a complete gas central heating system, new electrics, new kitchen & 2 high quality bathrooms, together with a full redecoration and oak internal doors. Outside, the block occupies large landscaped grounds and is approached via a wide driveway leading to ample visitors parking area and an individual garage with remote controlled door. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Cloaks cupboard. Double-sized storage cupboard housing water softener. Laminate flooring. Half-glazed oak double doors to:

Lounge: A large room with wide double-glazed window. Laminate flooring & electric blinds. Door to BALCONY. Archway to:

Dining Room: Laminate flooring & electric blinds. Half-glazed oak door to:

Kitchen: High quality fitted kitchen with a good range of modern floor and wall cupboards. Built-in high level Neff double oven, induction hob & cooker hood over. Integrated dishwasher & washing machine. Space for tall fridge/freezer. Cupboard housing combination gas boiler. Pleasant outlook towards communal gardens.

Bedroom 1: Window overlooking communal garden.

Luxury En-Suite Shower Room: Fully tiled. Comprising large walk-in cubicle with rain shower & hand held shower. Vanity twin wash basins & WC. LED lighting.

Bedroom 2: Window overlooking communal grounds.

Bedroom 3: Window overlooking communal grounds. Built-in wardrobe.

Luxury Bathroom: Fully tiled. Comprising large shower cubicle with rain shower & hand held shower. Panelled bath with mixer tap. Vanity wash basin & WC. LED lighting.

Gas Central Heating (complete new system 2016)

PVCu Double-Glazing & Oak Internal Doors throughout.

Wide Driveway leading to ample parking area & Garage with electric up & over door.

Delightful Communal Grounds

Council Tax Band 'E' Energy Rating 'tbc'

Tenure: Share of Freehold Lease: 999 years from 1973

Service Charge: Approx £600 per quarter: including building insurance, cleaning/lighting of common parts, lift, garden maintenance, water & sewerage.



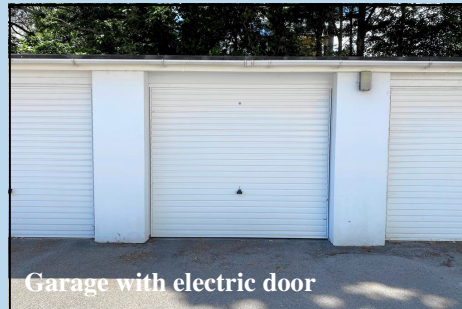
Superb Kitchen



Quality Kitchen



Quality Block



Garage with electric door



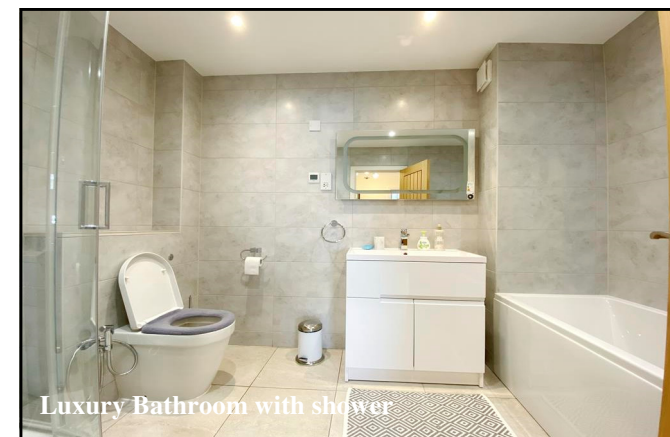
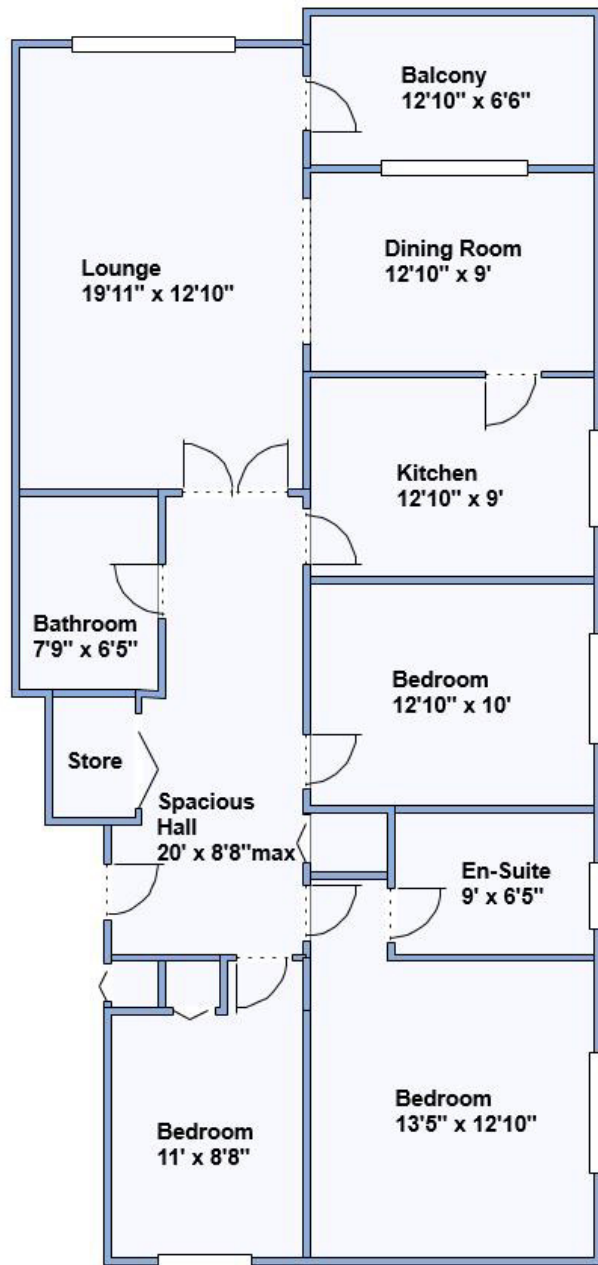
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04821



Spacious Hall



Spacious Hall



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.



Quality Block with Lift



Sunny Balcony



View from BALCONY



Communal Grounds