



## WINDSOR COURT

FERNDOWN, BH22 9FA



# GUIDE PRICE £235,000

---

- PURPOSE BUILT APARTMENT
- 2ND FLOOR
- FERNDOWN TOWN CENTRE
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER – LIVING ROOM
- MODERN BATHROOM
- LIFT & STAIR ACCESS
- PARKING TO REAR
- BALCONY OVERLOOKING MAIN STREET
- SHARE OF FREEHOLD

This two double bedroom apartment is located in the heart of Ferndown town centre which offers an array of retail outlets, cafes and community hub/theatre. From the communal hallway there is both stairway and lift access.

Accommodation is well proportioned, light and airy including an open plan living area laid with hard flooring. The modern fitted kitchen area with breakfast bar has a generous range of base and wall units with integrated appliances and there is ample space for lounge and dining furniture. French doors open to a balcony which overlooks the main shopping parade in the town.

The master bedroom also has French doors out to the balcony and bedroom two is currently fitted out as office/study space with wall to wall sliding door storage.



The bathroom is fully tiled and fitted with a modern white suite with shower above the bath.

There is parking to the rear of the block.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Share of Freehold 125 years from January 2015 expires December 2139

Annual Ground Rent: £250

Annual Service Charge: £2,800

Lease Restrictions: Yes

Accessibility / Adaptations: Lift & stair access

Flood Risk: 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: No

Parking: Communal car park with 1 allocated space, 4 visitor spaces & disabled parking is also available

Utilities: Mains electricity, mains gas, mains water

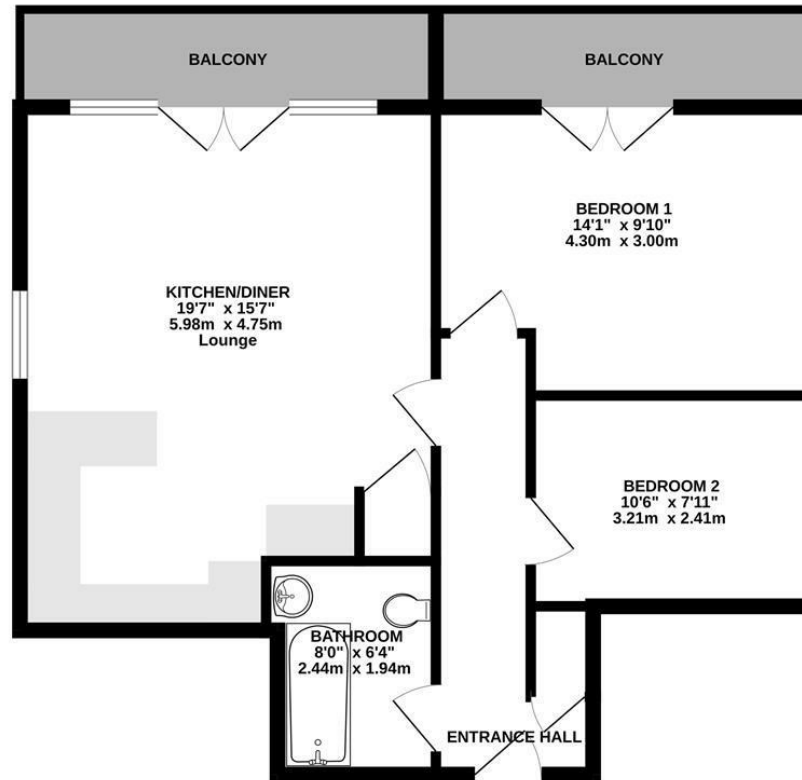
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 12020

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595