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15 ALDRIDGE ROAD

FERNDOWN, BH22 8LT

£1,700 PER MONTH

- No forward chain
- Share of freehold
- First floor apartment
- 3 generous double bedrooms
- Master with ensuite shower room
- Modern kitchen
- Lounge/diner
- Private balcony
- Underfloor heating throughout
- Communal gardens & garage

The modern kitchen, equipped with high-quality Neff appliances, including a built-in double oven, fridge/freezer, dishwasher, washing machine, and a gas hob. The bright and airy lounge/diner has double doors opening onto a private balcony, providing delightful views over the surrounding area.

This apartment boasts underfloor heating throughout, ensuring warmth and comfort during the cooler months. The property benefits from triple aspect views, allowing natural light to flood in, creating a welcoming atmosphere. Additionally, the apartment is equipped with video and telephone entry systems, enhancing security and convenience.

Externally, residents can enjoy beautifully maintained communal gardens, a private lockable store cupboard, and a communal bike storage area. A private garage with an electrically operated door adds to the convenience of this property. With no forward chain and a share of the freehold, this apartment presents an excellent

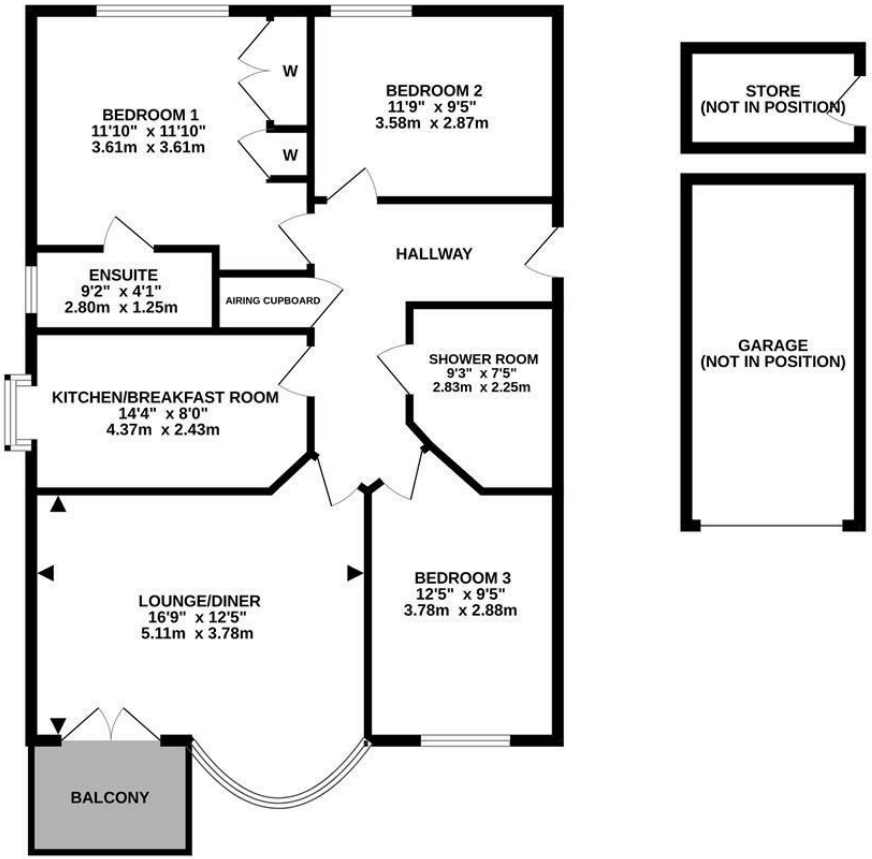
opportunity for prospective buyers.

Located within easy reach of Ferndown town centre and Ferndown Championship Golf Course, this property combines the peace of suburban living with the convenience of local amenities. This beautifully presented apartment is a rare find and is sure to attract considerable interest.

Additional Information
Energy Performance Rating: B
Council Tax Band: E
Tenure: Share of Freehold with a 999 year lease
Annual Service Charge: £2,433
Lease Restrictions: Yes
Accessibility / Adaptations: lift access, lateral living
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Conservation area: No
Listed building: No
Parking: Garage & communal car park no allocated space
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: The vendor uses BT WiFi calling but Refer to Ofcom website

15 THE LODG

FIRST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.
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