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ALDRIDGE ROAD

FERNDOWN, BH22 8LT



PRICE GUIDE £270,000

- Probate granted
- No forward chain
- Ground floor purpose built apartment
- Gated development
- 2 double bedrooms
- Luxury bathroom & fully tiled master ensuite
- Stylish kitchen/breakfast room
- Underfloor heating
- Private decking overlooking communal grounds
- Garage in a block

Located within a select gated development and just minutes from Ferndown's Championship Golf Course, this two double bedroom ground floor apartment is offered with no forward chain. On a no through road, the property is close to local amenities and a short drive to Ferndown town centre itself.

Finished throughout to a high specification, accommodation is well proportioned and includes a stylishly appointed kitchen with a generous range of base and wall units as well as integrated appliances. The good size lounge/dining room enjoys a light and airy ambience with a large feature bay window and French doors leading to a private decked area overlooking the neatly landscaped communal grounds.

Both double bedrooms have useful built-in wardrobes and the master has the benefit of a fully tiled ensuite shower room. The main bathroom is luxuriously appointed with bath and separate shower.

The entrance hallway, with secure entry system has two useful storage cupboards.

Outside, the secure gated entrance leads to the garage in a block which has both light and power, providing additional storage or workshop facilities if required, there is also communal parking to the side on a first come first served basis. The communal grounds are attractively landscaped with well stocked planting and lawns for the enjoyment of residents.







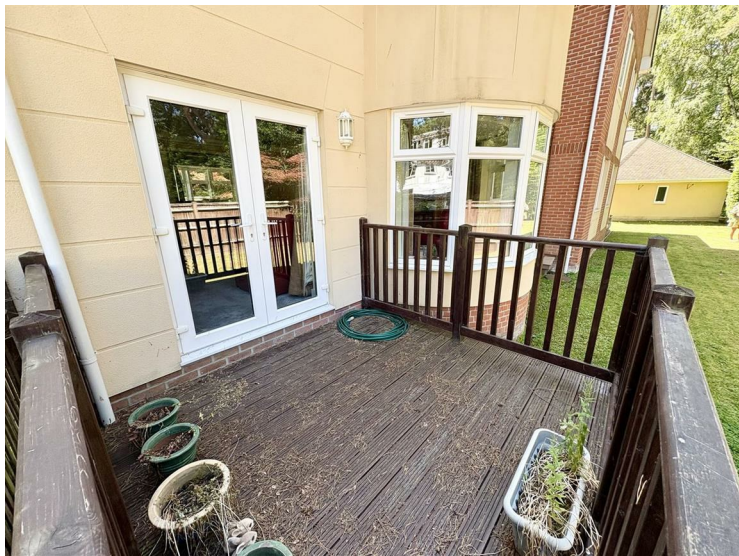
Additional Information
Energy Performance Rating: B
Council Tax Band: E
Tenure: Share of Freehold
Lease Years: 125
Lease Years Remaining: 104
Annual Service Charge: £2,600.00
Restrictive Covenants: Yes, vendors are advised to do their own research – We have been advised that pets are under licence if permission is granted
potential buyers are advised to do their own research
Lease Restrictions: Yes – potential buyers are advised to do their own research
Accessibility / Adaptations: Ramped accessibility & lift to upper floors
Flood Risk: Very 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: Yes
Parking: Garage in a block & communal parking no allocated parking
Utilities: Mains electricity, mains gas, mains water
Heating: Underfloor heating
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



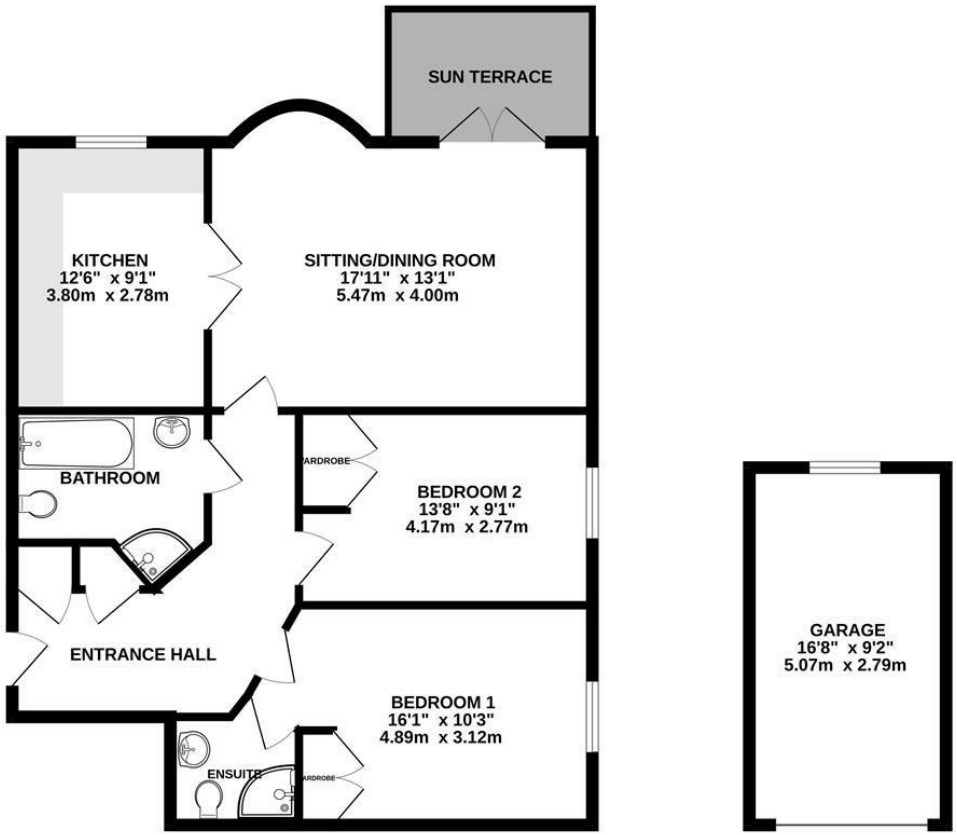








GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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