



Not for marketing purposes INTERNAL USE ONLY

Byron Court Library Road
Ferndown



Property Description

Connells Ferndown are pleased to present this well-maintained two double-bedroom apartment, offered with a share of the freehold and no onwards chain and positioned in the heart of ever-popular Ferndown. The property forms part of a sought-after over-55s development and provides generous, practical accommodation in a peaceful yet central setting.

The first-floor layout includes a bright and welcoming lounge with access to a sun drenched private balcony, a separate fitted kitchen, two well-proportioned double bedrooms, a spacious bathroom, and an additional WC. A communal stair lift serves the building, ensuring easier access to the first floor.

Externally, the apartment benefits from communal parking, a garage with lighting and power located in a separate block, and attractively maintained shared grounds. The share of freehold arrangement offers added long-term security and peace of mind.

Ideally situated just a short walk from local shops, cafés, and essential amenities, this home is perfectly suited to those seeking a relaxed, convenient lifestyle with everything close at hand.

Entrance Hall

Carpeted with 2 floor to ceiling spacious storage cupboard,

Wc

Low level WC, hand wash basin with mirror over and ladder radiator.

Lounge

22' 4" x 11' 9" (6.81m x 3.58m)

Carpeted room with dual aspect double glazed front and rear windows and sliding doors to balcony where you can enjoy the sun for most of the day, electric feature fireplace with mantle, TV point and 2 radiators.

Balcony

Front aspect 12 foot balcony with tiled flooring, glass surround and electronic operated sun canopy.

Kitchen

11' 9" MAX x 9' MAX (3.58m MAX x 2.74m MAX)

Double glazed rear aspect window, range of wall and base units with part tiled walls, 4 ring gas hob with extractor fan and hood over, integrated eye level double oven, 1 1/2 stainless steel sink and drainer, space for washing machine, dishwasher and radiator.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)

Double bedroom carpeted with double glazed rear aspect window and radiator.

Bedroom 2

12' 1" x 10' (3.68m x 3.05m)

Double bedroom carpeted with double glazed dual aspect front and side aspect windows and radiator.

Bathroom

Hand wash basin with mirror over and vanity unit below, Low level WC, shower cubical, assisted hand rails and ladder radiator.

Communal

Communal entrance with stair lift, resident and visitors parking,

Garage

Garage situated in a separate block with light and power.

Location

Located on Library Road, this apartment enjoys one of Ferndown's most convenient and desirable positions. Everything you need is just a short, level walk away — including Ferndown's shops, cafés, restaurants, and everyday amenities. The local library, medical facilities, bus routes, and supermarkets are all close by, making it an ideal spot for easy, independent living. With peaceful residential surroundings yet a vibrant town centre on the doorstep, it's a location that offers both comfort and convenience









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

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 1600.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2011. 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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