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DUDSBURY PINES, DUDSBURY AVENUE

FERNDOWN, BH22 8DQ



GUIDE PRICE £319,950

A beautifully presented duplex apartment with a large south facing balcony enjoying a highly convenient location close to Ferndown town centre.

This delightful duplex apartment is located on the first and second floor in this small purpose-built development for the over 55's, a stone's throw from the amenities of the town centre.

A communal security entrance door provides access into the communal entrance hall where stairs and a fitted stair lift, that belongs to 4 Dudsbury Pines, leads up to the first-floor landing.

A personal front entrance door welcomes you into an impressively spacious reception hall with a window to the side aspect. The living room enjoys a dual aspect with sliding patio doors inviting you out to the large balcony. The balcony enjoys a southerly aspect with a glass and stainless-steel balustrade.

Flowing open plan from the living room you can find the stylish fully fitted modern kitchen with a range of high gloss fronted units, fitted double oven and five burner hob with extractor hood over. There is also an integrated fridge freezer, washing machine, tumble dryer, dishwasher and wine chiller, a cupboard also houses the combination gas fired boiler. Window to the front aspect.

Back off the reception hall you can find bedroom two which is a good-sized double bedroom and can also be used, if required, as a separate dining room or office.

Finally on this floor is a good sized, well-appointed modern bathroom, which has half tiled walls, a three-piece white suite and stainless steel towel rail.

Stairs lead from the reception hall up to a second-floor landing where there is a linen cupboard with fitted radiator.



Bedroom one is an impressively spacious double bedroom with an extensive range of fitted furniture which comprises of a double sliding door wardrobe and two chests of matching drawers. This bedroom is a lovely light and bright space with four Velux windows providing a dual aspect. Handy access to spacious eaves storage area.

Directly opposite this bedroom with a door off the landing is the second bathroom/en-suite bathroom with a tiled corner shower cubicle, separate bath, chrome heated towel rail radiator and Velux window.

Outside the apartment enjoys the benefit of an allocated parking space plus there is further visitors parking bays.

Lease – 125 Years from January 2007.

Share of Freehold

Residents must be 55 yrs old and over

Current service charge approximately (2022) £1000 per annum.

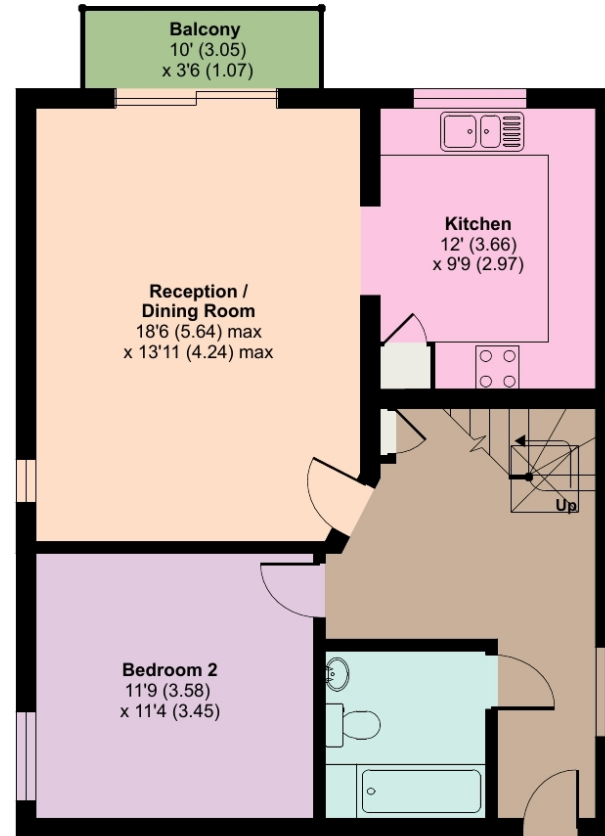
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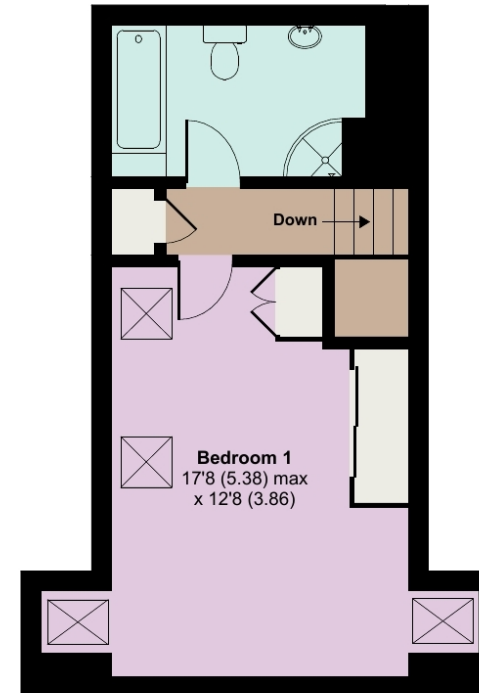
Dudsbury Avenue, Ferndown, BH22

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.
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