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**DANESCROFT, MANOR CLOSE**

FERNDOWN, DORSET, BH22 9FL



# GUIDE PRICE £500,000

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A stunning three-bedroom penthouse apartment in this stylish development enjoying a quiet cul de sac location close to Ferndown town centre. This beautiful flat enjoys personal direct lift access, two balconies with views over Ferndown, two luxurious ensuite bathrooms, garage and Share of Freehold.

Communal security entrance door leads into the communal entrance hall where you can find stairs and a lift to all floors. Being the penthouse, the lift provides private access to the top floor opening directly into entrance hall of 5 Danescroft. The lift will only go to the first-floor landing for the other residents in the block.

Access to the flat can also be gained via a personal front door with spyhole. In the entrance hall there is a wall mounted security entrance phone, a skylight window flooding the hall in natural light. A cupboard houses the wall mounted Glow Worm gas fired central heating boiler. A door conceals direct access to the lift, double doored large cloaks/storage cupboard and single doored walk-in airing cupboard.

Off the hall is a separate cloakroom which has tiled floor, white suite with a vanity wash hand basin, Velux window and a chrome ladder towel rail radiator.

The living room certainly provides the wow factor being a lovely light and bright living space with two large Velux windows to the side and rear aspect and then a French door with full height side windows invites you out the balcony, which is partly enclosed and covered, wrought iron balustrading with outside lighting and a timber decked floor. The balcony provides delightful far-reaching views over the rooftops of Ferndown.

The kitchen/breakfast room again is a lovely light and bright living space enjoying a dual aspect, with a large Velux window to side aspect and French doors inviting you out to a second balcony which has wrought iron balustrading with timber decked flooring and great views.

The kitchen is finished with a ceramic tiled floor and a stylish range of gloss fronted floor units with a complementing work top and stylish tiled splashback. Fitted with a four ring electric induction hob with a Caple pop out extractor, electric oven and grill with a combi oven microwave over. Fridge and freezer with matching cupboard fronts, integrated washing machine and dishwasher with matching cupboard fronts. Ample space for a breakfast table and chairs.



The main bedroom is an impressive double bedroom with an extensive range of built in quality bedroom furniture which comprises of a recessed wardrobe with mirror sliding doors with a further wardrobe unit again with mirror fronted sliding doors and an adjacent chest of drawers. The bedroom is light and bright with a dual aspect with window to the front aspect and Velux window to side aspect. This bedroom also enjoys the benefit of a fully tiled ensuite bathroom with a white suite that comprises of a bath with separate shower cubicle and vanity unit wash hand basin. glazed Velux window and an upright stainless steel towel rail radiator.



Bedroom two/guest bedroom is an equally impressive spacious double bedroom again with quality range of built-in furniture, comprising of a large wardrobe unit with sliding doors and adjacent large nest of drawers. Window to the front aspect. This room enjoys the luxury of a fully tiled ensuite shower room with a fully tiled shower cubicle, vanity unit wash hand basin, chrome upright ladder towel rail.

Finally, bedroom three is a good sized bedroom currently utilised as a study with window to the front aspect.



Outside Danescroft has well maintained communal gardens. The property comes with a single garage in a block with power and light and electric remote controlled up and over door. There is additional visitors parking.

The flat is officially leasehold with a SHARE OF THE FREEHOLD.

Annual service charge is currently £1,740

EPC Rating: TBC

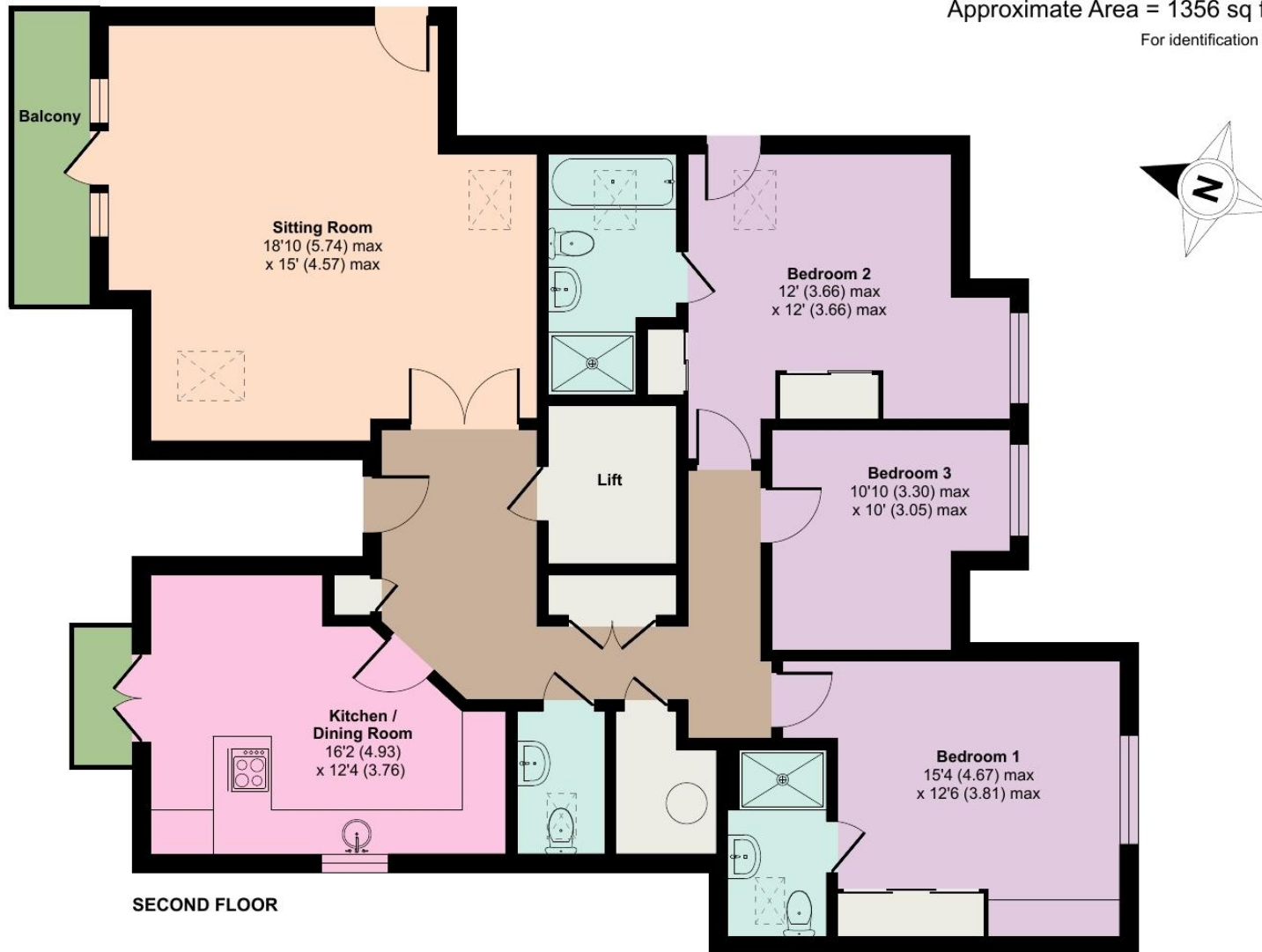
Council Tax Band: E



# Manor Close, Ferndown, BH22

Approximate Area = 1356 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Edwards Estates Ltd. REF: 842950



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