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ST MARYS MEWS, FERNLEA AVENUE

FERNDOWN, DORSET, BH22 8HF



- **PURPOSE BUILT RETIREMENT APARTMENT**
- **GROUND FLOOR**
- **LIGHT AND BRIGHT LIVING ROOM**
- **TWO BEDROOMS**
- **WELL APPOINTED SHOWER ROOM**
- **PRIVATE PATIO AREA**
- **CLOSE TO TOWN CENTRE, SHOPS AND BUS ROUTES**

GUIDE PRICE £215,000

St Marys Mews was constructed by Anglia secure homes and comprises of 67 purpose-built retirement apartments with the added advantage of a resident house manager available Monday-Friday 9am-5pm plus there is a 24-hour emergency care line response system. Residents enjoy the benefit of a communal lounge and conservatory, a communal laundry room and hair dressing salon, guest suite and lift to all floors. Being a purpose-built retirement development, it is a condition of the lease that residents must be a minimum age of 60.

This ground floor apartment comprises of an entrance hall with two storage cupboards and emergency alarm pull. The living room is a light and bright living space with an attractive decorative fireplace as the central focal point and there's also a wall mounted electric night storage heater, wall mounted security entrance door phone and emergency alarm pull. Glazed door provides access out onto the good size patio.

The kitchen is accessed with double doors from the living room and has a range of matching floor and wall units with tiled splash back areas. Built in electric oven and grill and hob, space for a free-standing fridge and freezer plus a freestanding washing machine.

Bedroom one is a good-sized double room with excellent built-in storage and a wall mounted electric heater. Bedroom two is a single room with further built-in wardrobes. Shower room with tiling to walls with a large shower cubicle, wash hand basin low flush wc, emergency alarm pulled cord.

Outside the property enjoys extensive and well-maintained gardens which provide access onto the main Ringwood Road, just a short distance from the busy shopping of Ferndown Town Centre. Resident and visitor parking.

The property is leasehold with 99 years from 1989 (There is the opportunity to extend the lease if required)

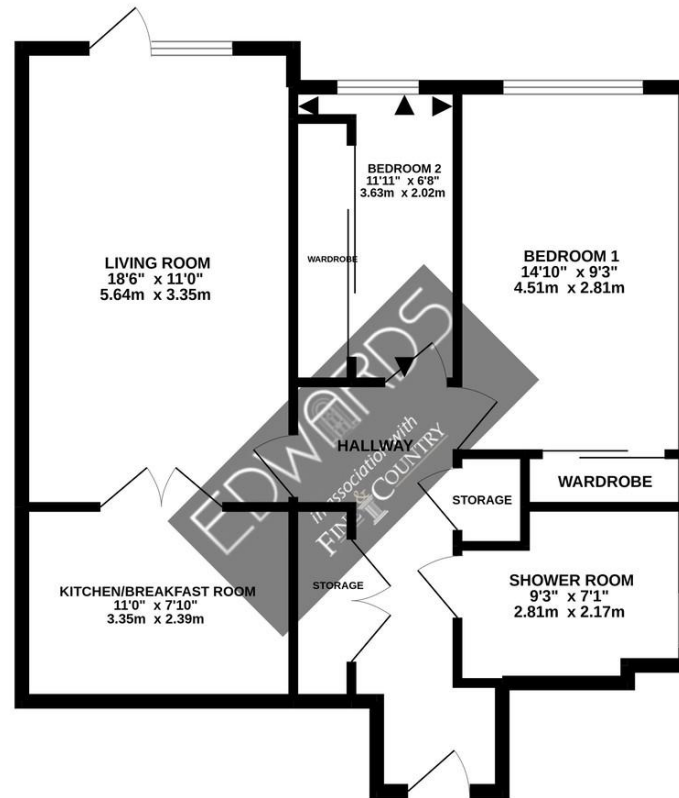
Maintenance to be confirmed approx. £2,500pa EPC Rating: TBC Council Tax Band: TBC

DRAFT DETAILS AWAITNG VENDOR APPROVAL



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GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.4 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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Ferndown Sales Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com

01202 855595 • info@edwardstates.com

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