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5 MANOR COURT, 9 MANOR CLOSE

FERNDOWN, BH22 9BN



GUIDE PRICE £260,000

Edwards are pleased to offer this contemporary two double bedroom, first floor apartment, with en suite to the master, large open plan living room, southwest facing balcony and allocated parking space. Attractive development enjoying a quite tucked away cul de sac location with resident's private gate to the rear providing direct access to the town centre.

A communal entrance door with security entry phone intercom system provides access into the communal entrance hall which services just two apartments. Stairs up to the first-floor landing. Personal front door invites you into the entrance hall which has the benefit of a large cloak storage cupboard.

The contemporary open plan living room and kitchen are exceptionally light and bright enjoying a south westerly aspect and you are immediately drawn to the French doors and windows which lead out to the balcony enjoying a south-westerly aspect to the rear of the development.

The stylish modern kitchen is located to one corner of the living room with a feature central island, integrated electric oven and four ring gas hob, washing machine, dishwasher and fridge freezer all concealed behind cupboard fronts. A cupboard also conceals the gas fired combination boiler.

Bedroom one is a generous size double bedroom with a window to the front aspect. This bedroom enjoys the benefit of a spacious ensuite shower room with half tiled walls and tiled floor, fully tiled shower cubicle, feature vanity unit wash hand basin.



Bedroom two is also a double bedroom with a window to the front aspect. The flat is served by a stylish family bathroom with a modern three-piece white suite, tiled floor and half tiled walls.

The flat is conveyed with one allocated parking space plus there is additional spaces for visitors on a first come first serve basis. All residents have the benefit and the use of a lockable private pedestrian gate located at the rear of the development providing access out into Princess Street and the town centre.

Leasehold with 125 years from 2004 (103 years left)

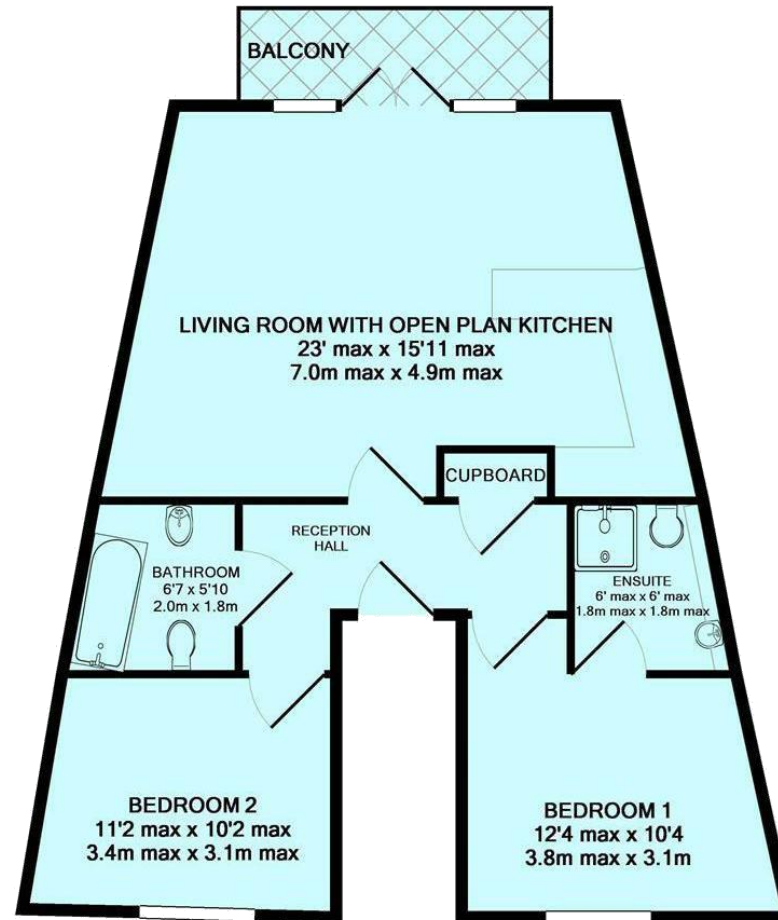
Maintenance is approximately £1,000 per annum

Ground rent £280

Council Tax Band D

EPC rating C





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595