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DELKEITH COURT
FERNDOWN, BH22 8DY



GUIDE PRICE £240,000

UNEXPECTEDLY REAVAILABLE - NO FORWARD CHAIN - This conveniently located and generous sized two double bedroom first floor apartment has a single garage located in a nearby block, is sold with the Share of the Freehold and is superbly positioned approximately 400 metres from Ferndown town centre.

Delkeith Court is an attractive purpose-built development of flats enjoying highly convenient location within a short easy walk of Ferndown town centre, M&S food store and located just opposite St Mary's Church.

The flat is located on the first floor and is approached via a communal entrance door and stairs up to the communal first floor landing where a personal front entrance door leads into the spacious entrance hall. The living room is of a generous size with a picture window providing a lovely view over the communal front gardens.

The kitchen is well appointed with a range of modern floor and wall mounted unit, ample work surfaces, window to the rear aspect.

Bedroom one is an impressively spacious double bedroom enjoying a dual aspect and the benefit of recessed built in wardrobes across one wall. Bedroom two is a smaller double bedroom again with the benefit of recessed built in wardrobes across one wall. Feature bay window to the side aspect.

The flat is served by a modern fully tiled bathroom with a matching three-piece white suite comprising a vanity unit with wash and basin and concealed low flush WC, 'P' shaped bath with shower unit over and fitted shower screen, glazed window. The flat enjoys the benefit of gas fired radiator heating and double glazing.

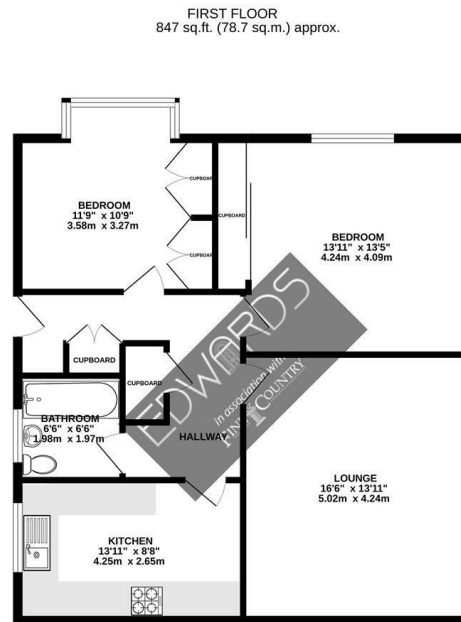
Outside Delkeith Court sits in extensive well maintained communal gardens laid to lawn. The flat has the benefit of a single garage in a block.

Delkeith Court is within easy access of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

Leasehold with share of freehold
Maintenance currently £1600 per annum
Energy Performance Rating: C
Council Tax Band: D



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TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission in the information. The plan is provided for guidance only and should be used for each and every prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency and no guarantee is made with respect to them.
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Ferndown Office

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