

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

LYNITA COURT
FERNDOWN, BH22 9ES



GUIDE PRICE £250,000

A two double bedroom FIRST FLOOR APARTMENT in this small purpose built block A SHORT LEVEL WALK (100M) FROM THE TOWN CENTRE. The flat enjoys the benefit of a kitchen breakfast room, sitting room with a SOUTHERLY FACING BALCONY, shower room and a SINGLE GARAGE. Offered with NO CHAIN.

A communal security entrance door leads into the communal hall, where a personal front door invites you into the reception hall with cloaks storage cupboard. A further inner hall has two further cupboards.

The spacious sitting room enjoys a southerly facing aspect with patio doors providing access to the balcony, which is enclosed by wrought iron balustrading.

The kitchen breakfast room provides room for a table and chairs.

The flat enjoys the benefit of two spacious double bedrooms, the main with built-in wardrobes.

The shower room has a corner shower cubicle.

Outside the flat enjoys the benefit of a single garage in a block, visitors and residents parking and well-maintained communal gardens.

Ferndown's town centre is located approximately 100 metres away and offers an excellent range of shopping, leisure and recreational facilities.

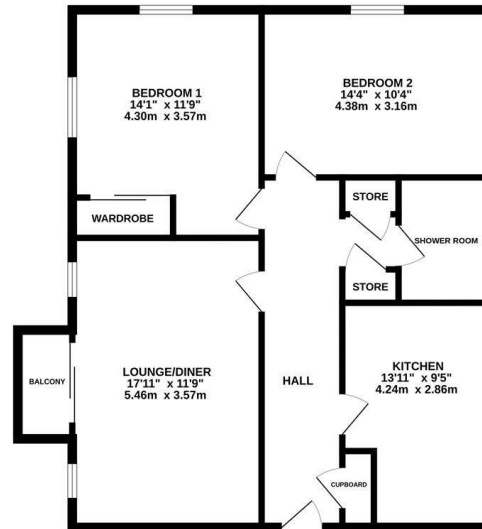
Energy Performance Rating C
Council Tax Band C

Lease: 999 years from June 1978
Lease years remaining 953
Annual Service Charge £2,425



Local expertise with powerful national marketing

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls and other items are approximate and are not intended to be used for any other purpose or for any other purpose. The floor plan is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency and no other.
Made with Metaplan 12/2014

Ferndown Office

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

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.