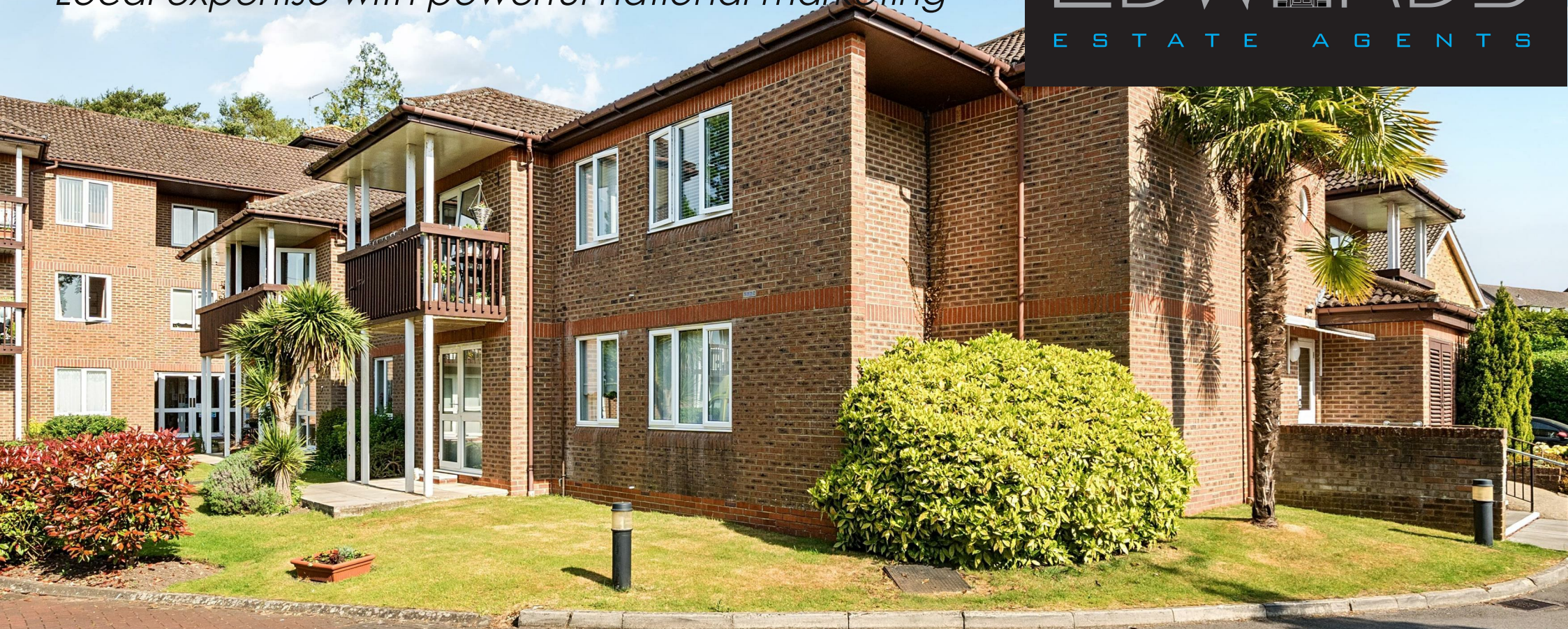


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EDWARDS
ESTATE AGENTS



ST MARYS MEWS, 1 FERNLEA AVENUE
FERNDOWN, BH22 8HF



GUIDE PRICE £165,000

- OVER 60'S
- 1 DOUBLE BEDROOM FLAT
- BALCONY
- MODERN FITTED KITCHEN
- COMMUNAL LOUNGE
- COMMUNAL CONSERVATORY
- COMMUNAL LAUNDRY
- COMMUNAL PARKING NO ALLOCATED SPACE
- HAIRDRESSING SALON & GUEST SUITES
- RESIDENT DEVELOPMENT MANAGER

OVER 60'S - St Mary's Mews was constructed by Anglia Secure Homes and comprises 67 properties served by lift. The property features modern socket/light switches and a modern electricity consumer unit.



The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years. This flat is located on the first floor with a balcony.

Upon entering the property, you are greeted into an entrance hall, providing access to all rooms, as well as a large storage cupboard.

The bathroom includes a bath with a shower over, hand wash basin and WC.

There is a double bedroom with a fitted wardrobe and modern convector heater.

The living room includes modern Dimplex quantum storage heating (Economy 10) in lounge plus an electric fireplace, access to the balcony and double doors to the modern fitted kitchen.

The kitchen includes an Induction hob, oven and extractor, sink and space for a washing machine, as well as plenty of storage.

Residents enjoy the benefit of a communal lounge and conservatory, a communal laundry, hairdressing salon, guest suites and lift to all floors.

Additional Information

Energy Performance Rating: B

Council Tax Band: C

Tenure: Leasehold

Lease Years Remaining: 63

Annual Ground Rent: £260.14

Annual Service Charge: £3,502.32

Accessibility / Adaptations: Lift access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park no allocated space

Utilities: Mains electricity, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

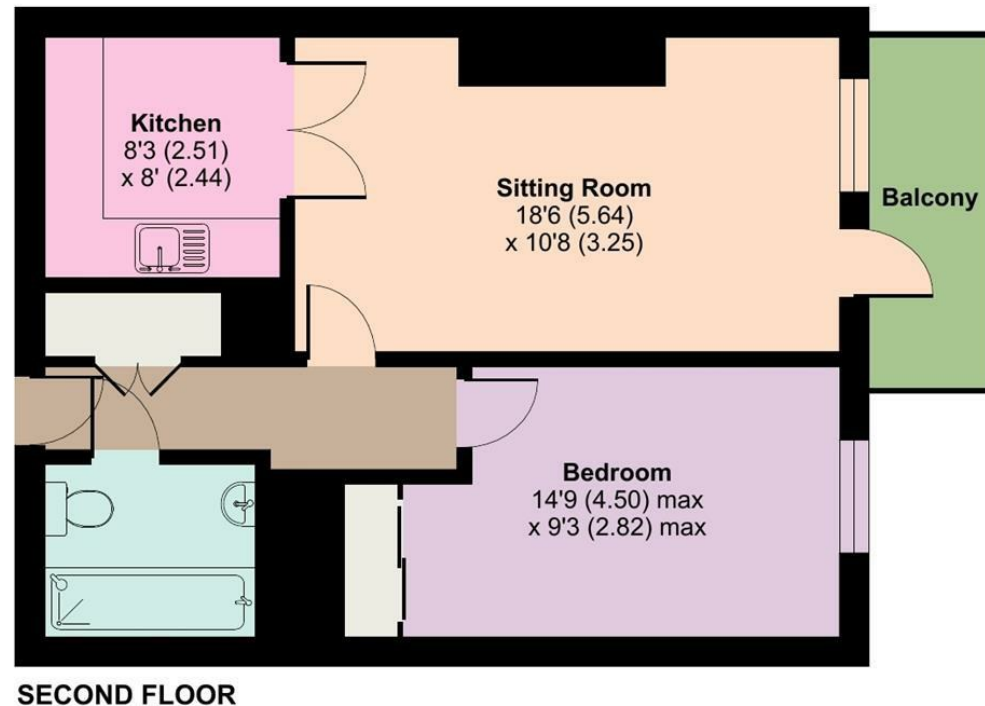
Mobile Signal: Refer to Ofcom website



Fernlea Avenue, Ferndown, BH22

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023.
Produced for Edwards Estates Ltd. REF: 1287198



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.

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Ferndown Office

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