

EDWARDS  
ESTATE AGENTS



CHURCH ROAD  
FERNDOWN, BH22 9EU



# OFFERS IN EXCESS OF £250,000

---

- VENDOR SUITED
- SHARE OF FREEHOLD
- 1ST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- EXTENSIVELY REFURBISHED
- MODERN KITCHEN
- LUXURY BATHROOM
- UTILITY ROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- CLOSE TO TOWN CENTRE AMENITIES

This stylishly refurbished two double bedroom first-floor apartment is set within well maintained communal grounds and is a level walk from the town centre and its many amenities – an ideal first home or investment.

High quality flooring is laid throughout, and further benefits include stylish contemporary doors, a fully tiled bathroom with overhead rain shower and a modern kitchen that includes a fridge, freezer, dishwasher, oven and induction hob and plenty of storage, whilst a utility cupboard accommodates a washer and dryer. The living room – a light and airy dual aspect social space features a media wall and dining area. Both bedrooms have built-in wardrobes.

Further benefits include loft storage, CCTV, off road parking, garage and Share of Freehold with low monthly service charge and no ground rent.



This exceptional apartment offers stylish, low maintenance living in a highly convenient location. Early viewing is strongly recommended.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: C

Tenure: Leasehold – share of freehold

Lease Years - 999 years from 2024

Lease Years Remaining – 998

Annual Service Charge - £1,200

Lease Restrictions - Yes

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: Yes

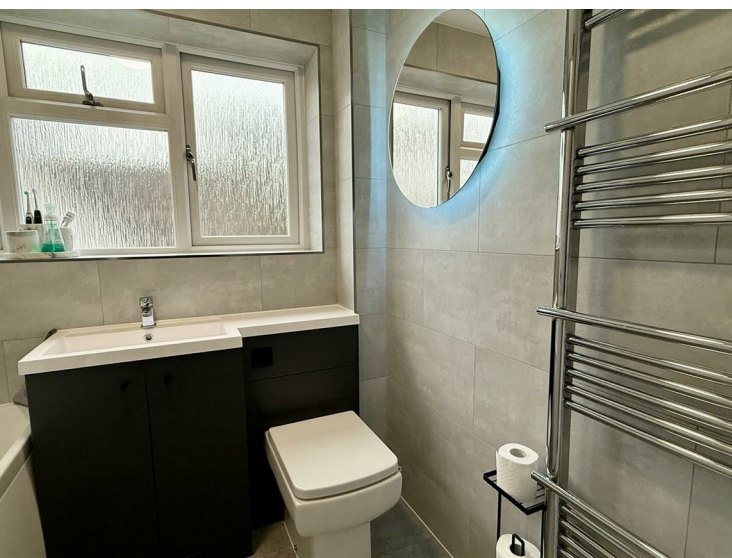
Parking: Garage & communal car park – no allocated space

Utilities: Mains electricity, mains gas, mains water

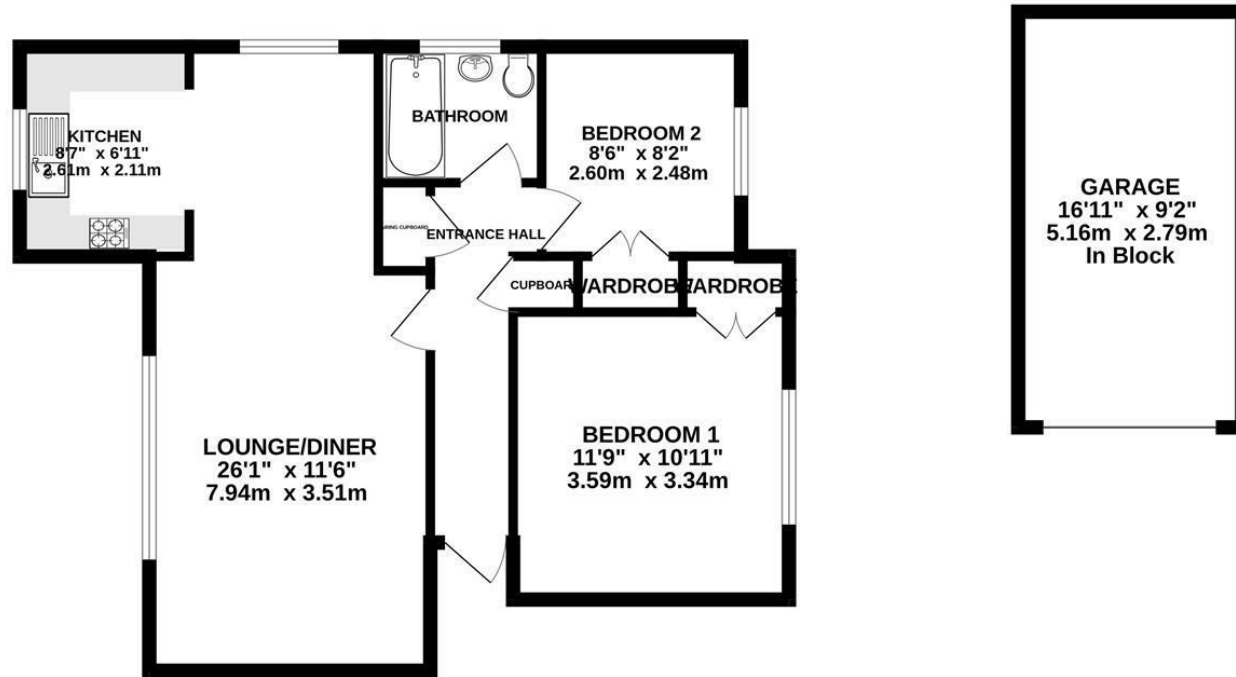
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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.  
Made with Metropix ©2025

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.



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595