

EDWARDS  
ESTATE AGENTS



ST KATHERINES COURT  
FERNDOWN, BH22 8DH



# OFFERS IN EXCESS OF £485,000

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- PREMIER LOCATION
- SHARE OF FREEHOLD
- EXCLUSIVE BLOCK OF JUST 6
- SPACIOUS 3 BEDROOM APARTMENT
- LUXURIOUS ENSUITE SHOWER ROOM
- BALCONY
- STYLISH KITCHEN
- SEPARATE UTILITY ROOM
- BOARDED SINGLE GARAGE
- COMMUNAL GARDEN & PATIO

The apartment enjoys the benefit of its own personal front door entrance which leads into a reception hallway.

The living room is a wonderful living space with integrated blinds and electric curtains plus a feature fireplace and gas log burner, and lovely view over the communal garden. Windows and double doors lead out to a patio area which is surrounded by beautiful established flower borders.

Fully fitted, the stylish kitchen/breakfast room has a range of navy wall and floor mounted units, complemented by Quartz work surfaces, integrated fridge freezer, dishwasher double oven. Induction hob, built in extractor, integrated blinds and Amtico flooring. Double doors leading out to a patio and gardens. Completing the kitchen is the separate utility room with a further sink, cupboard storage and space and plumbing for a washing machine and space for a tumble dryer.

The main bedroom is located to the front of the property, this is a large double room again with integrated blinds, extensively fitted with a range of quality bedroom furniture and pull down hanging rail. This room also benefits from a luxurious fully tiled ensuite shower room and balcony.



Bedroom two is a double room currently being used as a dining room. The third bedroom is also a large double bedroom, again with fitted wardrobes.

Outside, the apartment has a fully boarded single garage with up and over door and allocated parking space directly in front of the property. The large communal gardens are a particular feature of the block and are beautifully presented and maintained.

Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland and this apartment is conveniently located just a short stroll away. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

Share of Freehold

Remainder of a 999 - year lease from 1st January 2002

No Ground Rent

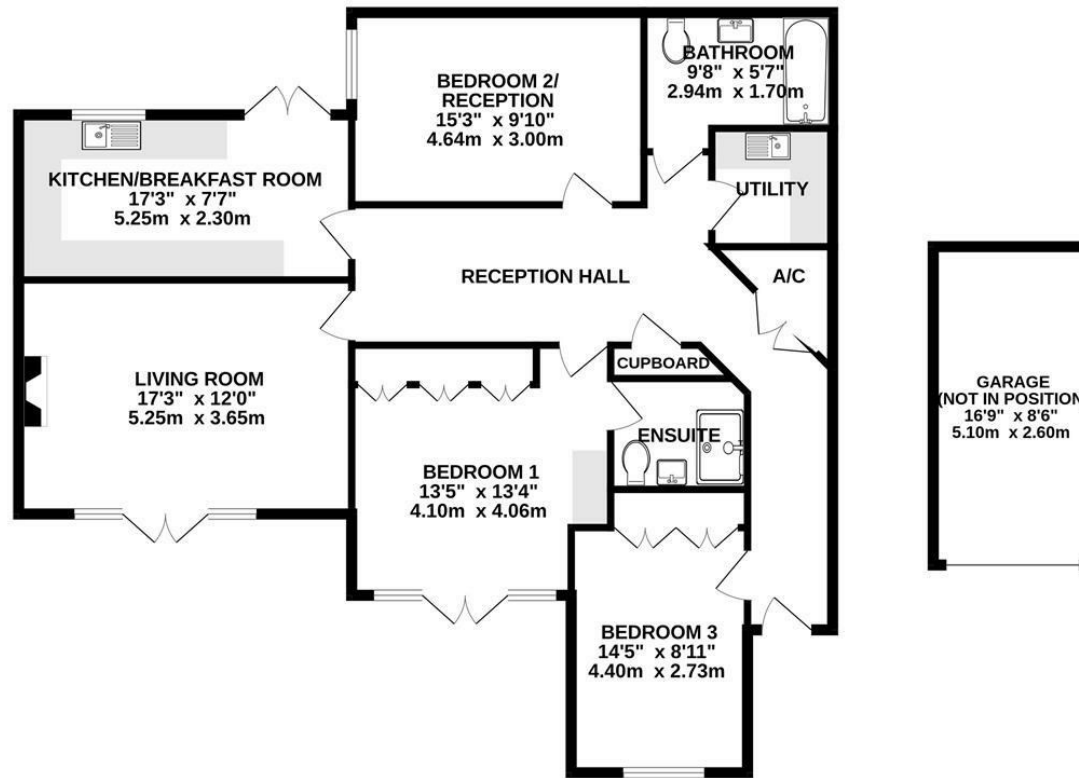
Service Charge - approximately £1680 per annum

Energy Performance Rating C

Council Tax Band E



1ST FLOOR  
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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.  
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Ferndown Office

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