



**Windsor Court, 3 Library Road
Ferndown, Dorset BH22 9FA**

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FREEHOLD PRICE £215,000

An immaculately presented and superbly located two double bedroom first floor apartment with two Juliette balconies, a lift to all floors and allocated parking.

This impeccably presented and recently constructed first floor apartment enjoys an extremely convenient location in the heart of Ferndown's town centre. A particular feature of the property is stunning open plan lounge/kitchen/breakfast room. The large lounge area has double glazed French doors which open up to the Juliette balcony. The kitchen area has been beautifully finished with granite work surfaces and has an excellent range of integrated appliances to include a double oven, hob and extractor, slim line dishwasher, fridge/freezer, a stainless steel sink and a washer dryer.

The master bedroom is a good sized double bedroom with French doors which again open out onto a Juliette balcony. The second bedroom is also a double bedroom. Both bedrooms are served by a well-proportioned and beautifully finished family bathroom which has been finished in a stylish white suite and incorporates a panelled bath with shower over, pedestal wash hand basin, low level wc, fully tiled walls and flooring.

In the entrance hall there is a useful storage cupboard and a video entry phone intercoms system.

The property is conveyed with one allocated parking space. There are also four visitors parking spaces and a communal bike store.

Further benefits include double glazing and a gas fired central heating system.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: 125 years from 2014

Maintenance: £299.88 quarterly

Ground rent: £250 per annum

COUNCIL TAX BAND: D

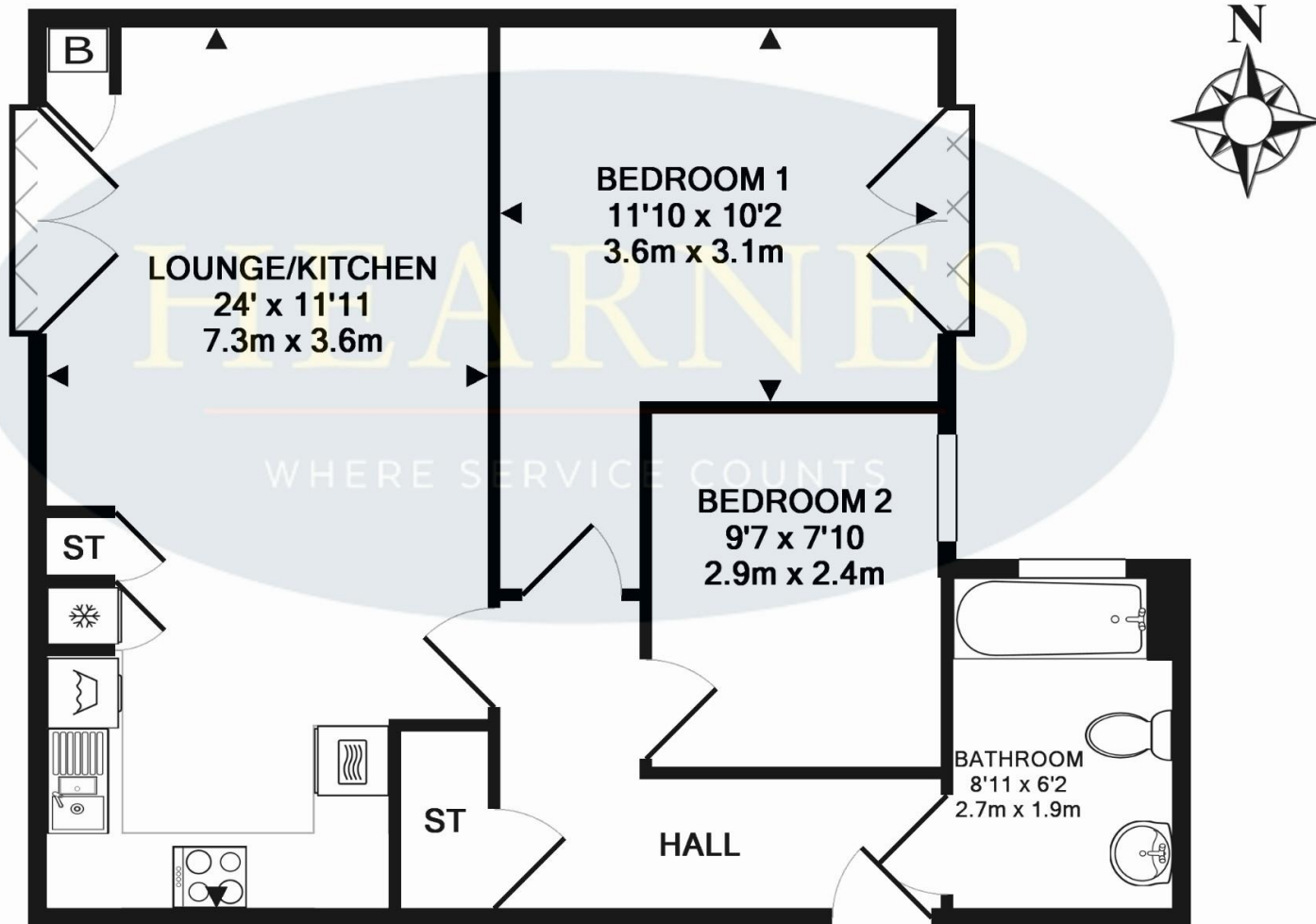
EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (646 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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