

**Beautifully Presented 3-Bedroom First Floor BALCONY Flat with Lift**  
**Tenure: Leasehold (111 Years Remaining)    Approx 96sq meters (1033 sq ft)**

**Flat 4 Pembroke House, 24 Dudsbury  
Avenue, Ferndown, Dorset, BH22 8DU**

**Price £375,000**

- Spacious Entrance Hall
- Large Lounge with Double Doors onto Balcony
- Superb Kitchen/Diner
- 3-Double Bedrooms
- En-Suite Shower Room
- Luxury Bathroom with shower attachment
- Gas Central Heating & PVCu Double-Glazing
- Allocated Parking
- Delightful Communal Gardens
- Lift Access



Spacious & beautifully presented first floor BALCONY flat, set in a high quality block of just 7 apartments, ideally placed for local amenities & a short walk from Ferndown Town Centre. The flat offers well-planned accommodation with generous room dimensions which extend to an approximate floor area of 1033 sq ft. The property benefits from a high degree of natural light, boasting a southerly facing aspect. Outside, the block occupies large landscaped grounds and is approached via a wide driveway leading to an allocated parking area. Viewing recommended!

**Approximate Room Dimensions & Brief Description:**

**Spacious Entrance Hall:** Utility cupboard housing washing machine & dryer. Double-sized storage cupboard.

**Lounge:** A large room with feature gas fireplace and double doors onto South Facing Balcony. Double Doors to:

**Kitchen/Dining Room:** High quality integrated kitchen with a good range of modern floor and wall cupboards. Built-in Bosch oven, gas hob & cooker hood over. Integrated Bosch dishwasher & tall fridge/freezer. Cupboard housing combination gas boiler (installed 2022). Space for large dining table.

**Bedroom 1:** Large area with fitted wardrobes. Double-aspect windows.

**En-Suite Shower Room:** Large walk-in cubicle. Vanity wash basin & WC. Extractor Fan.

**Bedroom 2:** Double-aspect windows.

**Bedroom 3:** Window overlooking front aspect.

**Luxury Bathroom:** Panelled bath with mixer tap and shower attachment. Vanity wash basin & WC.

Gas Central Heating - Boiler Installed 2022 (system untested)

PVCu Double-Glazing & Oak Internal Doors throughout.

Allocated Parking Space

Delightful Communal Grounds

Intercom System Access with Camera

Council Tax Band 'E'

Energy Rating 'B'

Tenure: Leasehold Lease: 125 years from 2011 (111 Years Remaining)

Service Charge: Approx £2500.00 Per Annum (paid half yearly): including building insurance, cleaning/lighting of common parts, reserve fund, lift & garden maintenance.

Ground Rent Per Annum £250.00



Superb Kitchen



Dining Area



Entrance



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04959

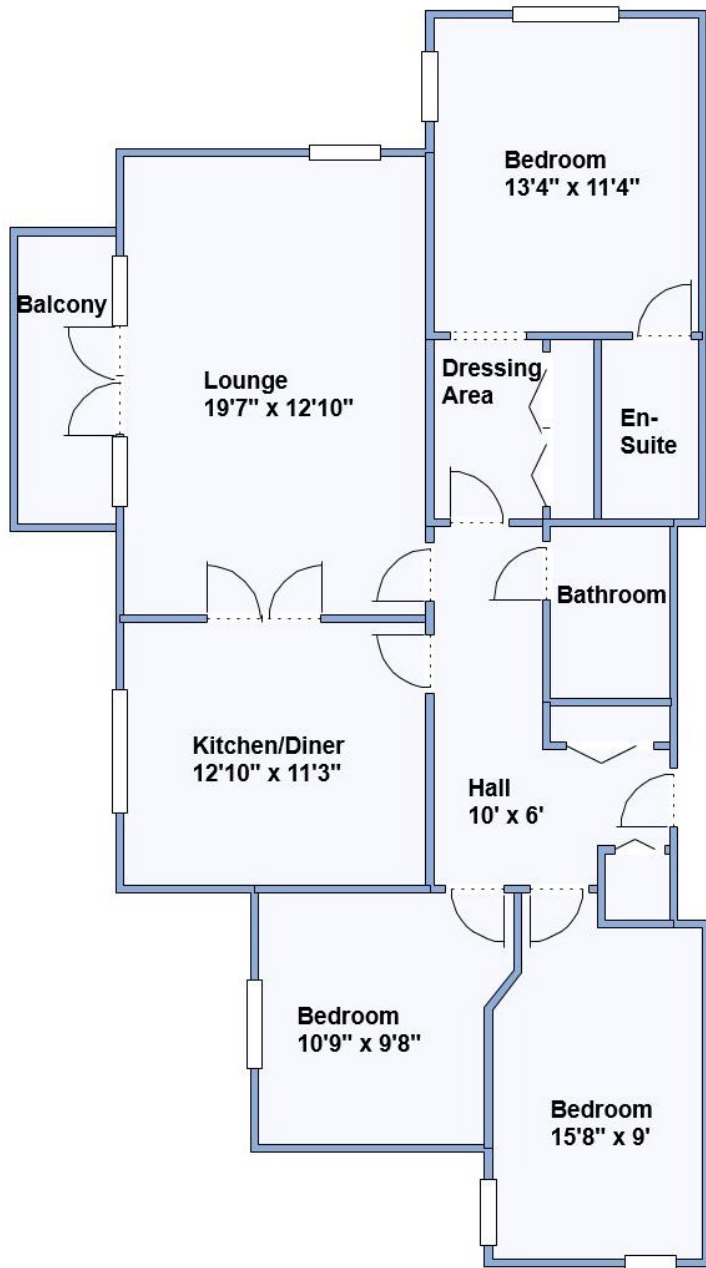


Spacious Hall



Spacious Hall





This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.





Quality Block with Lift



Well Maintained Communal Areas



View from BALCONY



Communal Grounds