



**Oakham Grange, Manor Close
Ferndown, Dorset BH22 9BD**

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LEASEHOLD (SHARE OF FREEHOLD) PRICE £179,950

A well-presented and generous size two double bedroom first floor apartment with a private balcony, single garage and a share of the freehold. Conveniently located approximately 300 metres from Ferndown's town centre and offered with no onward chain.

The light and spacious accommodation enjoys a 15ft lounge/dining room with ample space for a dining table and chairs and a double glazed door and window leading out to a 9ft balcony. The balcony offers a good degree of privacy, is enclosed by wrought iron railings and offers a pleasant wooded outlook. There is a modern kitchen with ample roll-top work surfaces, a good range of base and wall units, a recess for all appliances, extractor hood, breakfast bar and a double glazed window offering a pleasant outlook.

Bedroom one is a double bedroom benefitting from three double wardrobes, two single wardrobes, drawer storage, bedside cabinets and a dressing table. Bedroom two is also a double bedroom benefitting from a fitted double wardrobe. Both bedrooms have the use of the main family bathroom finished in a modern white suite incorporating a panelled bath with mixer taps, shower hose and shower over, wash hand basin and fully tiled walls. There is a separate cloakroom which also has a white suite incorporating a low level wc and a wall mounted wash hand basin.

The property is conveyed with a single garage located in a nearby block. The single garage measures 18ft 4in x 8ft 6in and has a metal up and over door.

Further benefits include double glazing as well as an entry phone intercoms system and a gas fired central heating system.

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

Lease: 999years from 2011

Maintenance: £700 every 6 months (includes a sinking fund)

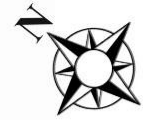
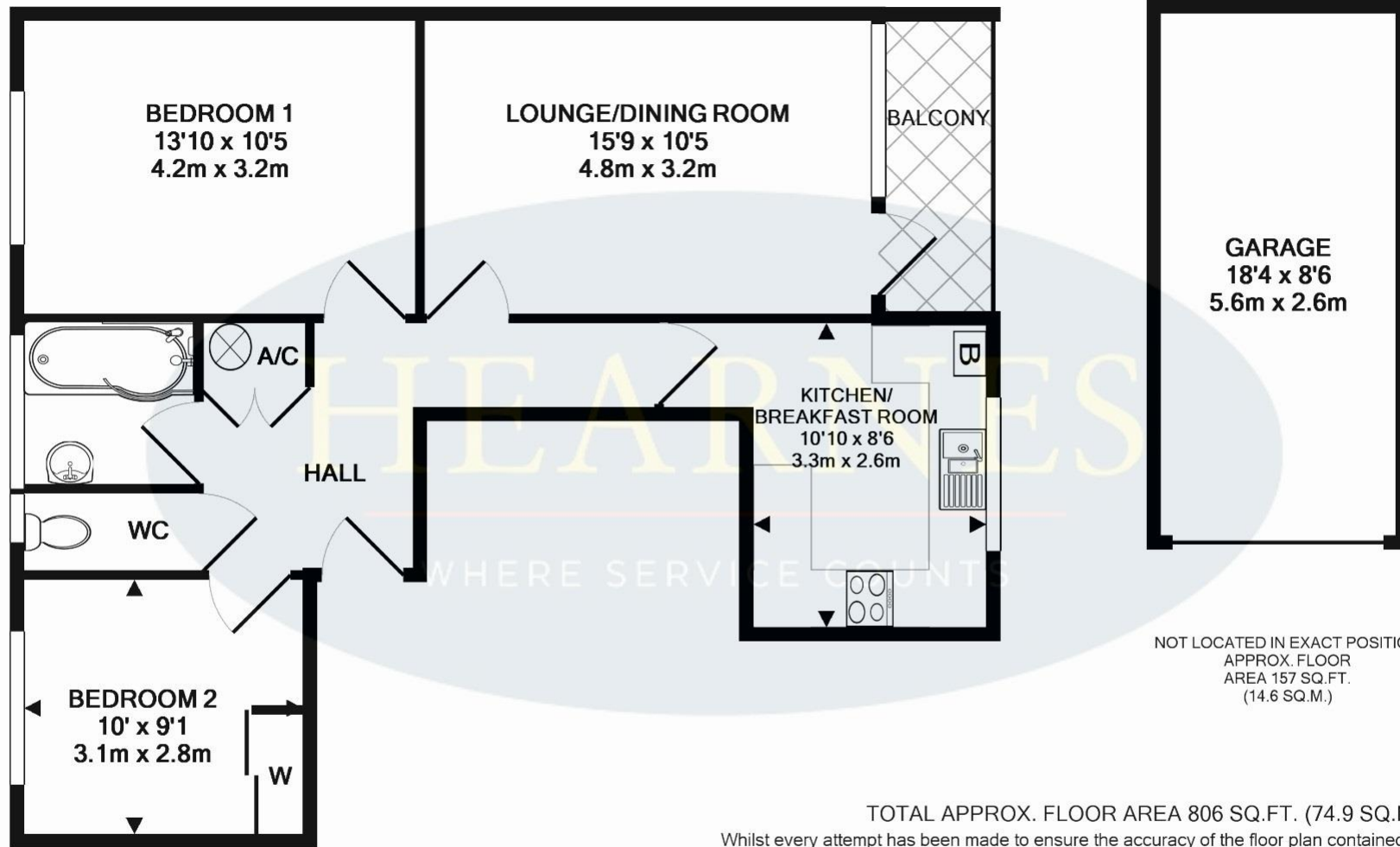
Ground Rent: £15 per annum towards administration costs

COUNCIL TAX BAND: C

EPC RATING: E

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.





NOT LOCATED IN EXACT POSITION
 APPROX. FLOOR
 AREA 157 SQ.FT.
 (14.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

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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2ND FLOOR
 APPROX. FLOOR
 AREA 649 SQ.FT.
 (60.3 SQ.M.)

