



Keynes Court, Ringwood Road
Ferndown, Dorset BH22 9AJ

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A brand new and contemporary two double bedroom, two bathroom ground floor apartment with a 18ft, partly covered and southerly facing patio area and parking. Conveniently located approximately 650 metres from Ferndown's town centre.

Keynes Court is a brand new development of just five beautifully finished and well-planned apartments. A superb feature of Flat 3 is the 22ft x 19ft lounge/dining room/kitchen. In the lounge/dining area there two sets of double glazed French doors opening out onto an 18ft partly covered and enclosed patio area which faces a southerly aspect. The open plan kitchen area is ideal for entertaining family and friends, as well as having an excellent range of integrated appliances including Bosch oven, hob and extractor, fridge and freezer, dishwasher and washing machine with Porcelenosa tiled flooring.

The main bedroom is a large double bedroom which has the use of a beautifully finished and good size en-suite shower room which incorporates a separate shower cubicle, low level wc, wash hand basin with vanity storage beneath and fully tiled walls and flooring. The second bedroom is also a double bedroom and has the use of the luxuriously appointed main family bathroom, finished in a contemporary white suite incorporating a panelled bath with shower over, low level wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring.

The apartment has underfloor heating with individual room controls. There are many other lovely finishing touches to include oak finished doors with chrome handles, a voice door entry system, newly fitted carpets, remote controlled Velux skylights and a fire alarm.

Outside there is an area of communal side garden and a front parking area.

These luxurious and contemporary style apartments are located only a short distance from the heart of Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Maintenance: TBC

Ground Rent: None

COUNCIL TAX BAND: E

EPC RATING: B

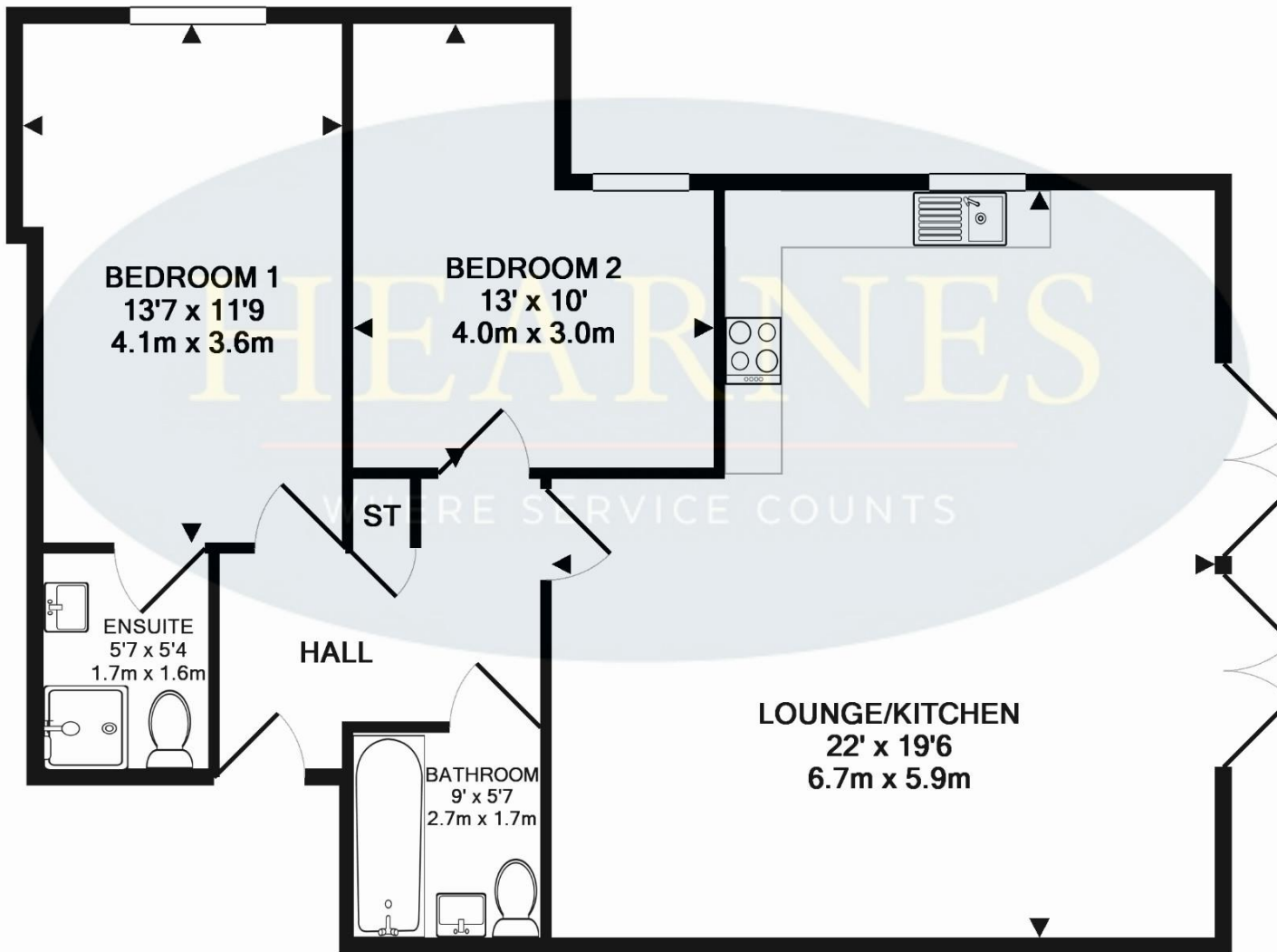
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 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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