



Loxwood, 20 Beaufoy's Avenue
Ferndown, Dorset BH22 9RQ

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LEASEHOLD (SHARE OF FREEHOLD) PRICE £259,950

An immaculately presented and contemporary two bedroom, two bathroom apartment, in a desirable location within Ferndown.

A particular feature of this property is the dual aspect sitting room which features a Juliette balcony to the front elevation of the property. Double doors lead through into a luxuriously fitted modern kitchen/dining room with a high quality built in appliances to include hob, extractor, oven, microwave, fridge/freezer and dishwasher. There is a window in the dining area which faces a southerly aspect, enjoying lots of natural light with views over the well-maintained communal gardens with a fully tiled floor.

The delightful master bedroom has a fitted double and single wardrobe. The master bedroom also benefits from a luxurious en-suite shower room incorporating a white Villeroy & Boch suite with walk in double shower, fully tiled walls and flooring. Bedroom two also benefits from a built in double wardrobe and is currently used as a dressing room. Bedroom two is serviced by a stylish family bathroom finished in a Villeroy & Boch suite which incorporates a double ended bath with fully tiled walls and flooring.

The property is conveyed with one allocated parking space and ample visitors parking.

The property has recently had a secure communal shed erected in the communal gardens of the property where residents can store bicycles.

Further benefits include a video entry phone system, double glazing and gas fired central heating.

Loxwood enjoys a highly sought after location in Beaufoys Avenue and the property is situated less than 1 mile away from Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Maintenance: £1,200 per annum

Ground Rent: None

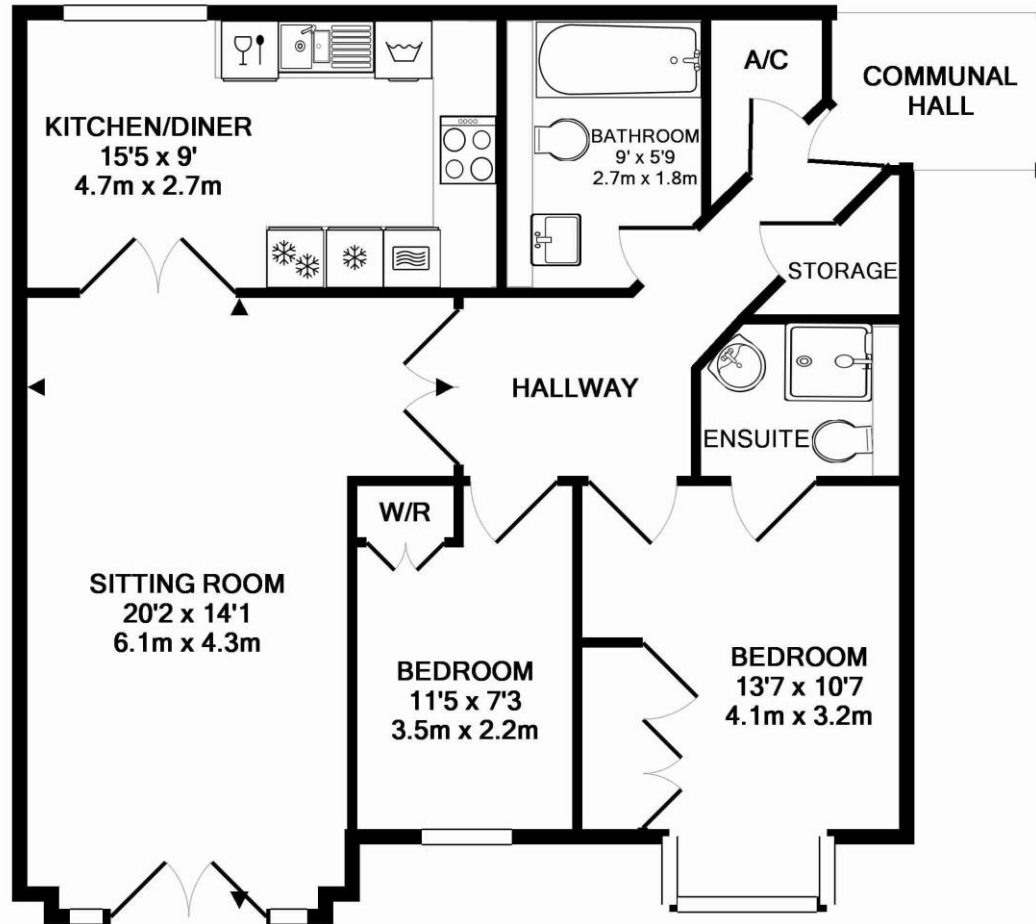
Lease: 125 years from 2009

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.





LOXWOOD

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.4 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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