

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

ALDRIDGE ROAD
FERNDOWN, BH22 8LT



GUIDE PRICE £475,000

- NO FORWARD CHAIN
- SHARE OF FREEHOLD
- FIRST FLOOR APARTMENT
- 3 GENEROUS DOUBLE BEDROOMS
- MASTER WITH EN-SUITE SHOWER ROOM
- MODERN KITCHEN
- LOUNGE/DINER
- PRIVATE BALCONY
- UNDERFLOOR HEATING THROUGHOUT
- COMMUNAL GARDENS & GARAGE

NO FORWARD CHAIN – SHARE OF FREEHOLD – This exquisite **FIRST-FLOOR APARTMENT** offers a harmonious blend of modern living and comfort. With three generously sized double bedrooms, including a master suite complete with an **EN-SUITE SHOWER ROOM**, this property is perfect for those seeking extra space. The shower room is also fully tiled, ensuring a sleek and contemporary finish.



The modern kitchen, equipped with high-quality Neff appliances, including a built-in double oven, fridge/freezer, dishwasher, washing machine, and a gas hob. The bright and airy lounge/diner has double doors opening onto a private balcony, providing delightful views over the surrounding area.

This apartment boasts underfloor heating throughout, ensuring warmth and comfort during the cooler months. The property benefits from triple aspect views, allowing natural light to flood in, creating a welcoming atmosphere. Additionally, the apartment is equipped with video and telephone entry systems, enhancing security and convenience.

Externally, residents can enjoy beautifully maintained communal gardens, a private lockable store cupboard, and a communal bike storage area. A private garage with an electrically operated door adds to the convenience of this property. With no forward chain and a share of the freehold, this apartment presents an excellent opportunity for prospective buyers.

Located within easy reach of Ferndown town centre and Ferndown Championship Golf Course, this property combines the peace of suburban living with the convenience of local amenities. This beautifully presented apartment is a rare find and is sure to attract considerable interest.

Additional Information

Energy Performance Rating: B

Council Tax Band: E

Tenure: Share of Freehold with a 999 year lease

Lease Restrictions: Yes

Annual Service Charge: £2,433

Accessibility / Adaptations: lift access, lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Parking: Garage & communal car park no allocated space

Utilities: Mains electricity, mains gas, mains water

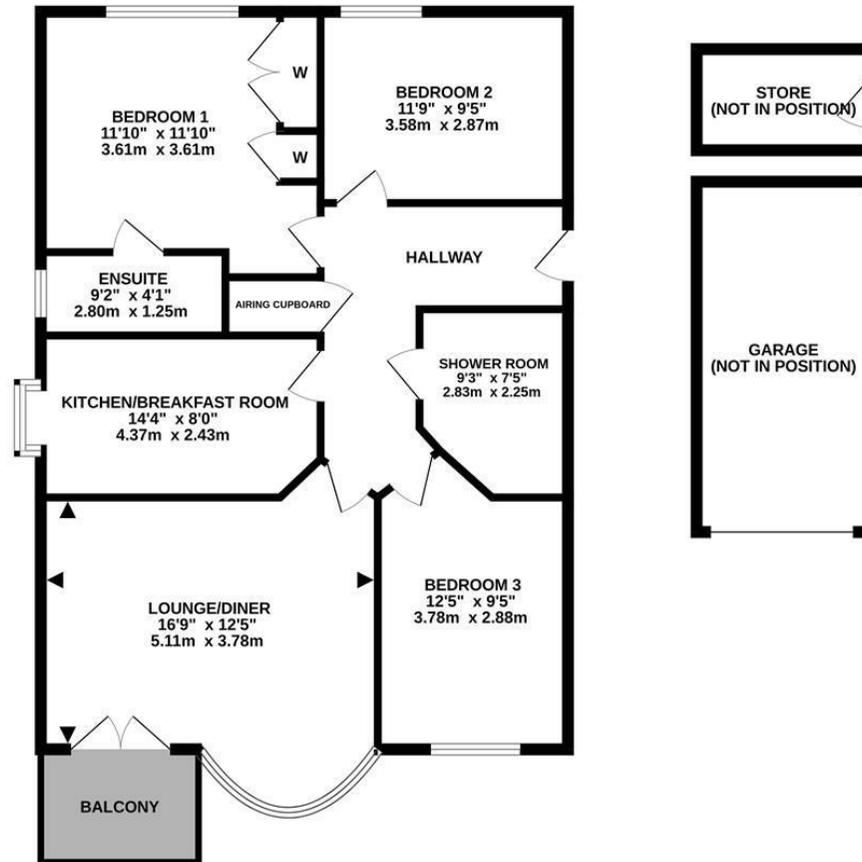
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Poor mobile signal but Refer to Ofcom website



FIRST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metreplex ©2025

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Lettings Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 039918