



A Three Bedroom Luxury Apartment  
Beaufoy's Avenue, BH22

# Offers in the region of £330,000

**Avalon Estates** - A spacious Three Bedroom first floor apartment which has been constructed to an exacting standard in recent times within an exclusive building of just twelve apartments. The Grove stands in its own landscaped grounds of just over 1 acre, in one of the areas more enviable roads within Ferndown. Offered for sale with no forward chain and Share of the Freehold and the remainder of the new build warranty. A stylish and impressive apartment which demands viewing.



**Entrance Hallway:**

Smooth plastered ceiling, with inset white downlighters, ceiling mounted mains operated smoke & heat detector. Built in storage cupboard housing pressurised tank and underfloor heating controls. Wall mounted digital heating thermostat. Wall mounted video phone entry system. Doors off to all accommodation. Wet system underfloor heating.

**Living Area:** *21' 5" x 12' 11"*

Smooth plastered ceiling, 3 ceiling light points. A pair of large double doors opening onto Juliet balcony and overlooking the rear garden. A granite top breakfast bar to the kitchen. Wired for HD television/Sky Q & Sky Plus & Sky Q, to lounge and looped to all bedrooms. Lutron Scene setting mood lighting controls, telephone point. Hardwired Network Point. Wet system underfloor heating

**Kitchen:** *12' 4" max x 8' 9"*

Smooth plastered ceiling under cabinet and plinth LED lighting, Eco Solent shaker style kitchen with soft close mechanism. Granite worktops with matching upstands. Bosch stainless steel appliances, which include built in single oven with integrated microwave, induction hob, integrated energy efficient Fridge Freezer, dishwasher, washer/dryer. A one and a half bowl stainless steel sink with monobloc mixer tap over. Wet system underfloor heating.

**Bedroom One:** *11' 4" max x 10' 11"*

Smooth plastered ceiling with ceiling light point, double glazed doors onto Juliet balcony to the front aspect, built in wardrobe. Dressing area with built in large double wardrobe, telephone point, TV point for HD television Sky Tv/Sky Plus/ Sky Q Hard Wired Network Point. Wet system underfloor heating

**En – suite**

Smooth plastered ceiling. Obscure double-glazed window to front aspect. Large corner shower cubicle with plumbed variable jet shower, LLWC with concealed cistern, wash hand basin with storage cupboard under. Fully porcelain tiled floor and walls, wall mounted chrome ladder style heated towel rail, underfloor heating. Wall mounted backlight medicine cabinet.

**Bedroom Two:** *10' 11" x 10'*

Smooth plastered ceiling with ceiling light point, double glazed box bay window to the front aspect. Telephone point, TV point for HD television Sky Tv/Sky Plus/ Sky Q Hard Wired Network Point. Wet system underfloor heating.

**Bedroom Three:** *10' 10" x 10' 8"*

Smooth plastered ceiling with light point, double glazed window to front aspect, built in wardrobe. Telephone point, TV point for HD television Sky Tv/Sky Plus/ Sky Q Hard Wired Network Point. Wet system underfloor heating.

**Bathroom:**

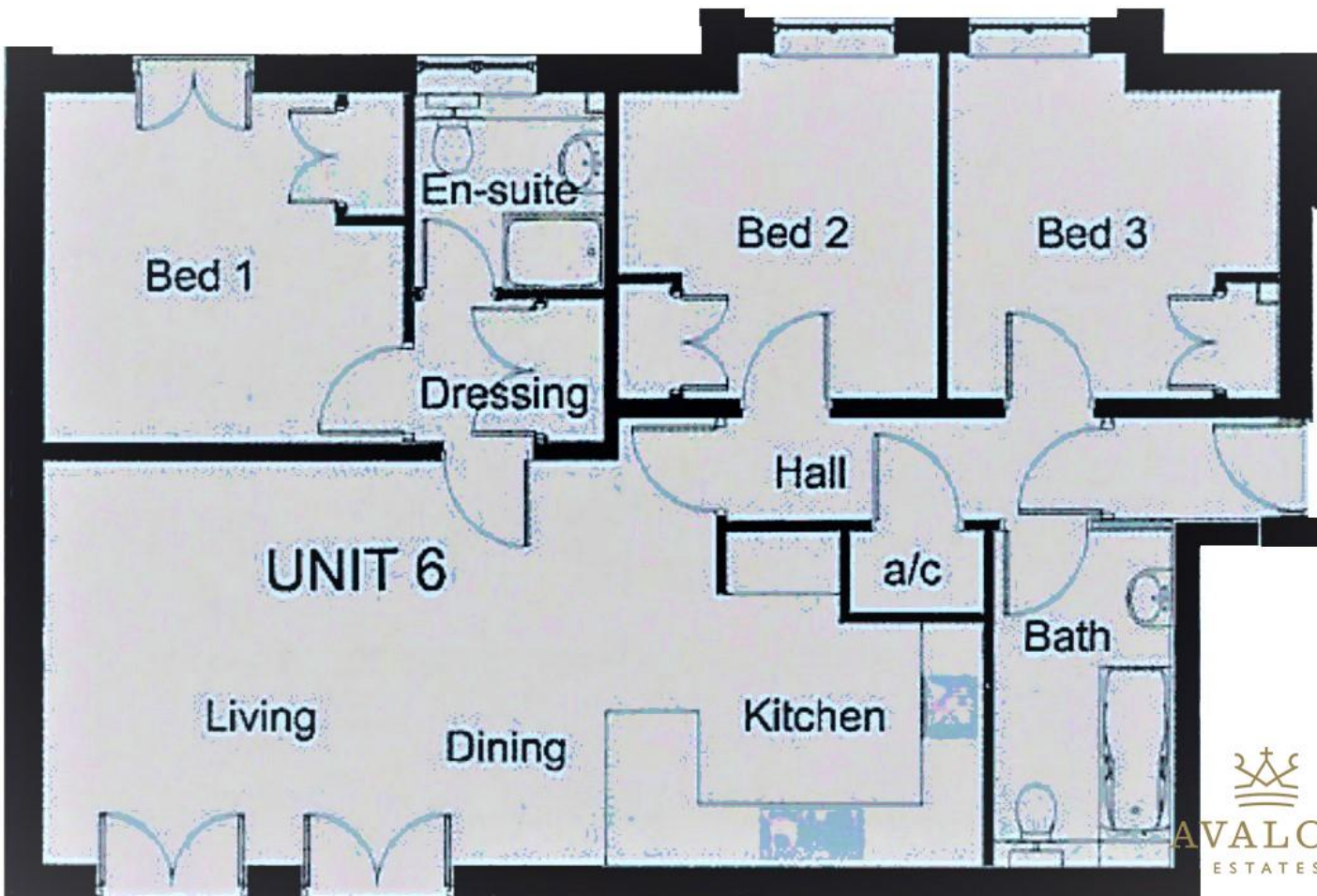
Smooth plastered ceiling with inset white light downlighters, ceiling mounted extractor fan. LLWC, panelled bath with plumbed shower over and glass side screen. Wash hand basin with storage unit under. Chrome ladder style wall mounted heated towel rail. Porcelain fully tiled wall and fully tiled floor. Wall mounted backlight medicine cabinet.

**Outside Front:**

The Grove is set back from the tree lined road and is accessed via a private shingled driveway. The driveway extends down to the front of the building giving access to the numbered allocated parking bays. A wooden constructed bin and recycling area is screened off from the parking area. There is also a secure bicycle storage area located to the side of the property. The remainder of the front is laid to grass with a variety of complementary flower beds and borders which are stocked with various mature plants.

**Outside Rear:**

The rear is mainly laid to grass and is fully enclosed on all sides. A small decorative nature pond is located to the one side with mature plants and trees giving it an almost oasis appearance and feel. There are twelve numbered wooden storage sheds discreetly hidden in the corner of the grounds and these are accessed via a decorative shingled pathway which extends across the grass from the front of The Grove.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 