



Flat 7, Ferndown Court Station Road, Fordingbridge

Guide Price **£295,000**



FELLS



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NEW FOREST PROPERTY

Flat 7

Ferndown Court Station Road,
Fordingbridge

Spacious 3-bed first-floor apartment with balcony & garden views. Ideal for downsizers, first-time buyers, or investors. Well-presented, updated interior, located near town centre.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Exceptionally spacious 3-bedroom first-floor apartment
- Lovely south-westerly views from the private balcony
- Light, bright and airy throughout
- Share of freehold with 991 years lease remaining
- Solid timber German kitchen units
- Master bedroom with ensuite shower room
- Huge dual aspect living room
- Easy access to town centre and local amenities





Delightfully Spacious 3-Bedroom First-Floor Apartment with Balcony & Garden Views

This exceptionally spacious and light-filled three-bedroom first-floor apartment offers a rare combination of generous proportions, beautifully maintained communal gardens, and a private balcony with far-reaching views. Located just a short 15 minute walk from the town centre and local amenities, this purpose-built 1680's flat has been thoughtfully maintained and updated by the current owner.

Wide, welcoming hallway with a built-in storage cupboard and separate airing cupboard. The living room is bright and generous with south-facing dual aspect windows and a balcony.

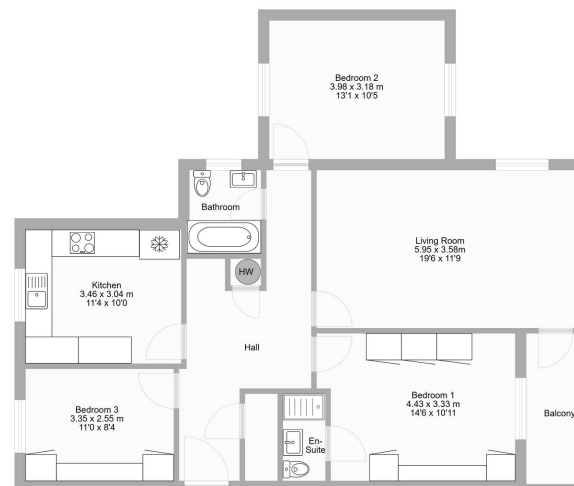
Recently refitted with attractive painted timber German units and quartz composite worktops, the spacious kitchen is fitted with hob and oven, with space for a washing machine, dishwasher, and fridge-freezer. A wall-mounted gas boiler provides hot water and central heating.

The master bedroom is a large double bedroom with built-in wardrobes and plenty of storage. The en-suite shower room comprises a tiled shower cubicle, handbasin, WC, and wall cabinet.

The spacious second bedroom, currently a dining room could easily be returned to use as a double bedroom. The third bedroom, complete with built-in wardrobes has space for a desk ideal for your home office.

The bathroom, with a panelled bath and shower above, includes a washbasin, WC, and heated towel rail.

Outside, a tarmac driveway off Victoria Road, leads to a private single garage with power and light. The balcony enjoys a peaceful outlook over the beautifully landscaped communal gardens, with lawned areas and well-planted borders.



Measurements are approximate. Plan is not to scale and is for illustrative purposes only.

