



**HEARNES**

WHERE SERVICE COUNTS

**Lea Court, 440 New Road  
Ferndown, Dorset BH22 8EX**



# LEASEHOLD (Share of Freehold)

## PRICE Offers in excess of £375,000

A beautifully finished and stylish two/three double bedroom, two bathroom penthouse apartment offering over 1,200 sq ft of accommodation, allocated secure underground parking, a personal store room and is sold with a share of the freehold. Situated in a convenient location close to Ferndown's town centre.

- Stylish and modern **fitted kitchen** with a range of integrated appliances and quartz worktops
- **21ft Lounge/dining room** with double glazed patio doors leading out to a delightful balcony with views over the landscaped communal gardens
- **Master bedroom** enjoying an **en-suite shower room** to incorporate a bath with hand held shower attachment, wash hand basin and wc
- **Bedroom two** enjoys a walk in wardrobe
- Luxuriously appointed **family shower room** with a double walk in shower cubicle, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- L-shaped hallway with a very large and **useful walk in storage cupboard**
- **Underfloor heating** throughout
- **Passenger lift** to all floors
- Security **entry phone** intercoms system
- Secure **allocated underground parking** and a personal store room
- 7 ½ years remaining of the 10 year warranty

The property enjoys a convenient location approximately 300 metres from Ferndown's town centre and around 120 metres to the nearest bus stop on New Road. Ferndown's Championship Golf Course is located less than ½ a mile away

**Lease:** 125 years from 2016, but the current owners are in the process of extending the lease to 99 years

**Maintenance:** Currently £1,400 per annum (paid in two 6 monthly instalments of £700)

**Ground Rent:** None

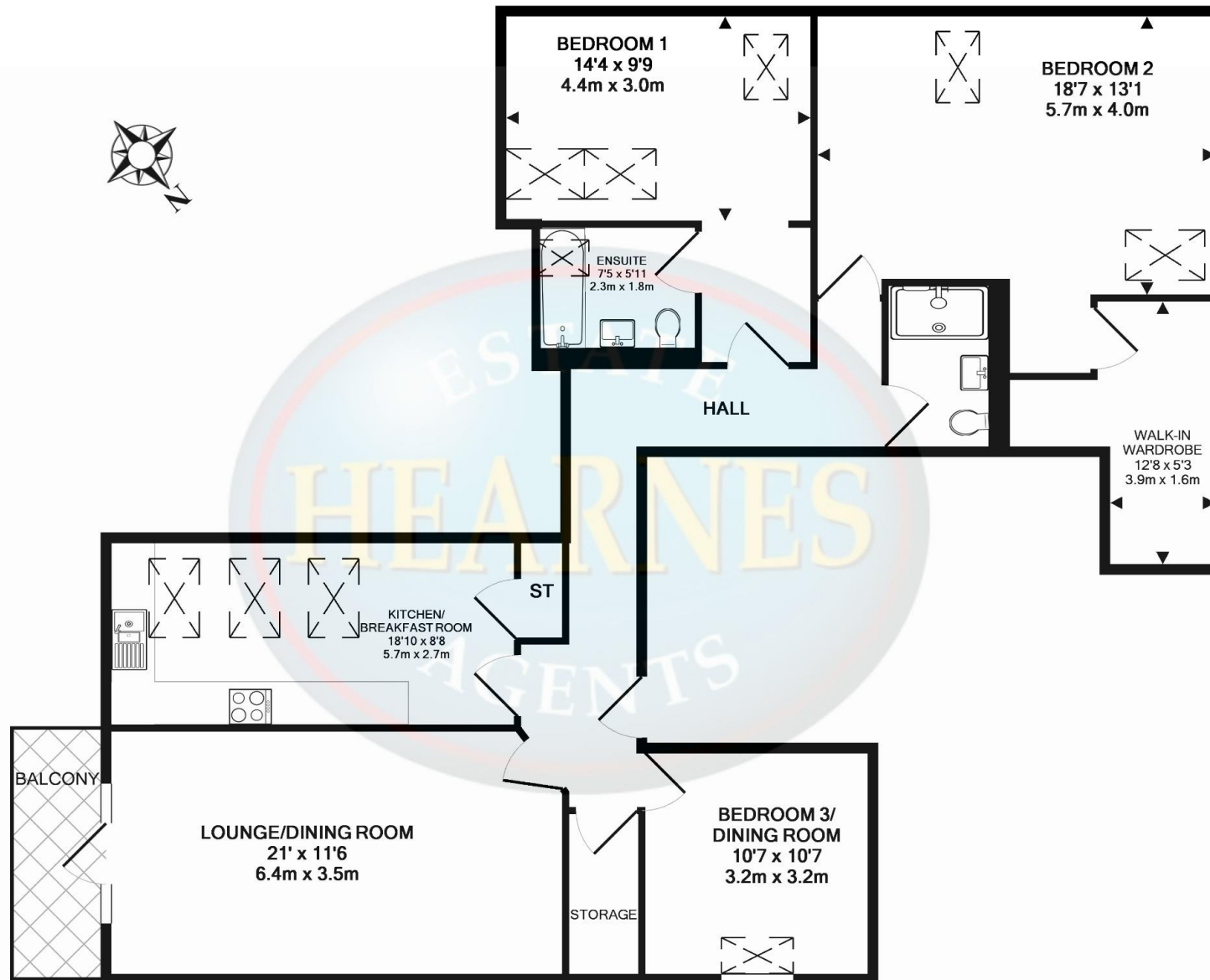
**COUNCIL TAX BAND:** E

**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.

## *“Superbly positioned top floor apartment with a private balcony”*





TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



