



Extremely Spacious 4-Bedroom Top Floor Flat with Balcony & Garage

Tenure: Share of Freehold

Approx 125sq meters (1352 sq ft)

**Flat 12 Launceston House, 442 New Road
Ferndown, Dorset. BH22 8EX**

Price £325,000

- Wide Hallway with Deep Storage Cupboard
- Large Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- 3-Double Bedrooms
- 4th Bedroom / Study
- En-Suite Shower Room & Family Bathroom
- South Facing Balcony
- Gas Central Heating & PVCu Double-Glazing
- Garage with Parking In Front
- Fantastic Position Close To Ferndown Town Centre

Exceptionally spacious top-floor apartment, set within the popular and well-established development Launceston House. Ideally positioned within easy walking distance of Ferndown town centre. The town offers an excellent range of cafes, restaurants, shops and everyday amenities, while good public transport links provide convenient access to nearby towns Wimborne, Bournemouth and Poole. The award-winning beaches of the Dorset coast are approximately twenty minutes away by car, whilst the nearby A31 provides excellent road links to the New Forest, Southampton and London, making the property particularly well placed for commuters. The apartment provides well-planned and generously proportioned accommodation throughout, with an impressive approximate floor area of 1,352 sq ft. Externally, the development is accessed via a driveway leading to the rear, where the apartment benefits from its own private lock-up garage, providing valuable additional storage and parking.

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Large storage cupboard.

Lounge/Dining Room: A large, bright room with space for large furniture. Door onto private balcony.

Kitchen/Breakfast Room: A good range of floor and wall cupboards. Built-in high-level oven and grill, induction hob & cooker hood over. Space for washing machine and tall fridge/freezer. Wall mounted Worcester combination gas boiler installed 2025. Space for breakfast table.

Bedroom 1: A large double bedroom with window overlooking front aspect.

En-Suite Shower Room: Comprising large walk-in shower cubicle with thermostatic shower. Vanity wash basin & WC.

Bedroom 2: A generous double bedroom with window overlooking side aspect.

Bedroom 3: A double-sized room with window overlooking side aspect.

Bedroom 4/Study: Good-sized single bedroom or ideal study.

Bathroom: A spacious bathroom comprising large corner bath with mixer tap & shower attachment with glass screen fitted. Vanity wash basin & WC.

Gas Central Heating & PVCu Double-Glazing

Wide Driveway leading to ample parking area & Garage with up & over door.

Well Maintained Communal Grounds

Tenure: Share of Freehold Lease: 999 years from 2012 (985 years remaining)

Service Charge: Approx £425.00 per quarter: including building insurance, cleaning/lighting of common parts, garden maintenance, contribution to reserve fund, stair lift, water & sewerage.

Council Tax Band 'E'

Energy Rating 'D'



Communal Gardens



Garage

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05316



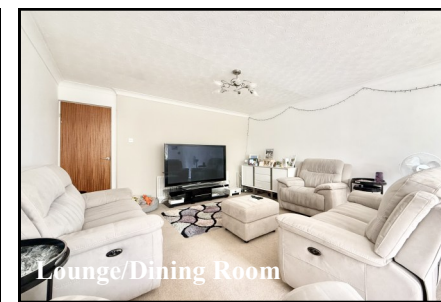
Bright & Airy Lounge Diner



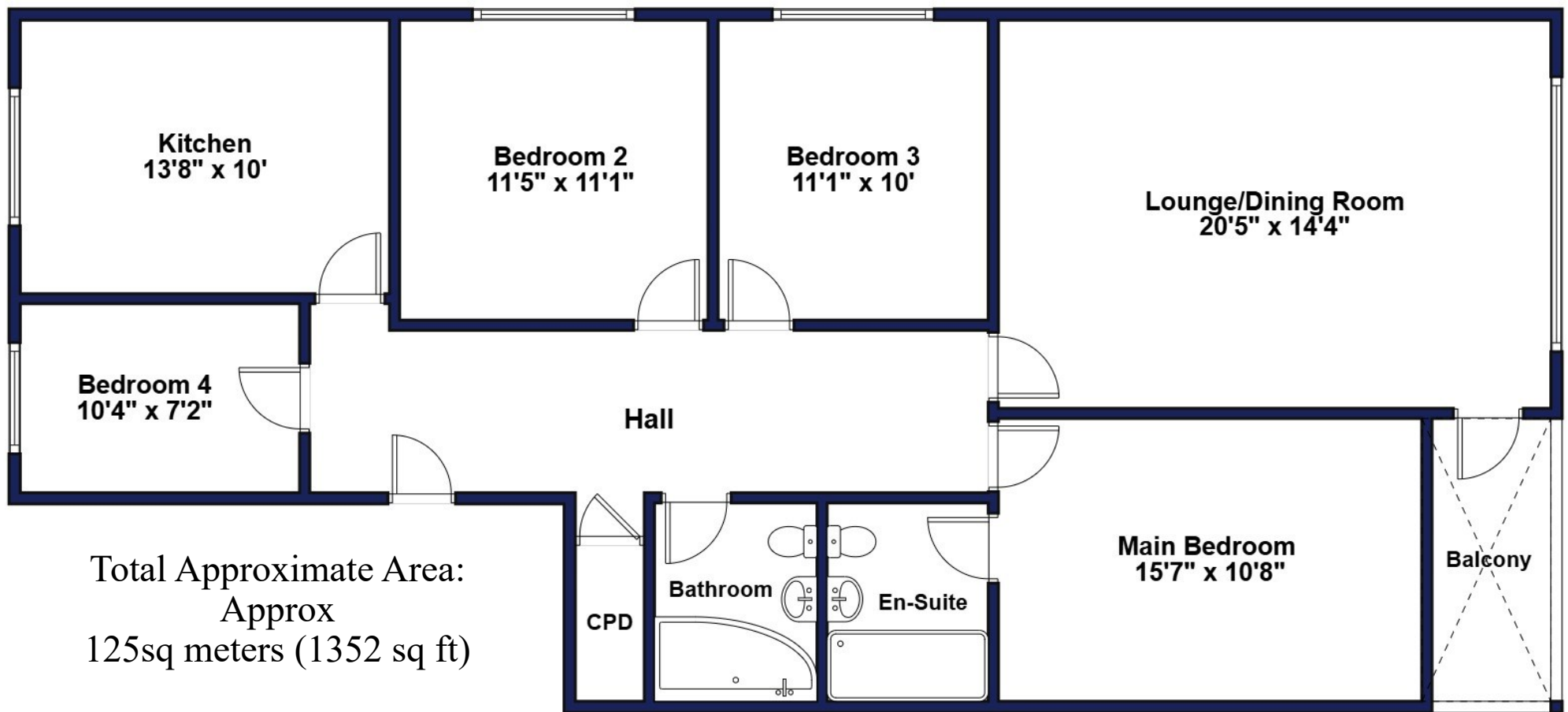
Spacious Kitchen



Wide Hall



Lounge/Dining Room



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

