



**Rosemary Court, 466 Ringwood Road  
Ferndown, Dorset, BH22 9AY**

# FREEHOLD (Share of Freehold)

## GUIDE PRICE £400,000

**“An extremely spacious 1,300 sq ft penthouse apartment with a single garage and share of freehold”**

This immaculately presented and extremely spacious three double bedroom, two shower room second floor penthouse apartment has a single garage and share of freehold.

This light and spacious 1,300 sq ft penthouse apartment has a tremendous amount of useful storage space. Rosemary Court is a purpose built block of just 5 luxury appointed and spacious apartments which is conveniently located approximately 600 metres from Ferndown's town centre.

- **Three double bedroom penthouse apartment with a share of the freehold**
- **Communal entrance hall** with the stairs rising to a private second floor landing which gives access solely to this penthouse apartment
- Good size **entrance hall** with linen cupboard and cupboard housing the replacement wall mounted gas fired boiler
- 20ft Impressive **lounge** which enjoys a dual aspect. An attractive focal point of the room is a limestone fireplace with inset remote control living flame electric fire
- Stunning and beautifully finished 19ft dual aspect **kitchen/dining room** incorporating extensive Quartz worktops and a fitted island unit/dining table also finished in Quartz. There is an integrated oven, combination oven, induction hob and extractor canopy above, washing machine, space for American style fridge/freezer and a utility area
- **Utility area** with recess and plumbing for washing machine and tumble dryer
- **Bedroom one** is a generous sized double bedroom with access into the eaves for useful storage
- **Dressing room** with four fitted double and two single wardrobes
- Good size **en-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom enjoying a dual aspect with access into the eaves for useful storage and fitted double wardrobe
- **Bedroom three** is also a double bedroom with fitted double wardrobe
- Refitted **shower room** finished in a stylish white suite incorporating a good size walk-in shower cubicle, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- The property is also conveyed with a **single garage** located in a nearby block
- **Single garage** has a boarded eaves storage space with ladder, light and power and a metal up and over door
- All residents have the use of the beautiful **communal gardens**
- There is an area designated for **visitors and residents parking**
- **Further benefits include;** double glazing, gas fired heating system with replacement boiler and entryphone intercom system

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**LEASE:** 999 years from 1 May 1999  
**MAINTENANCE:** Approximately £2,550 per annum  
**GROUND RENT:** None

**COUNCIL TAX BAND: E**

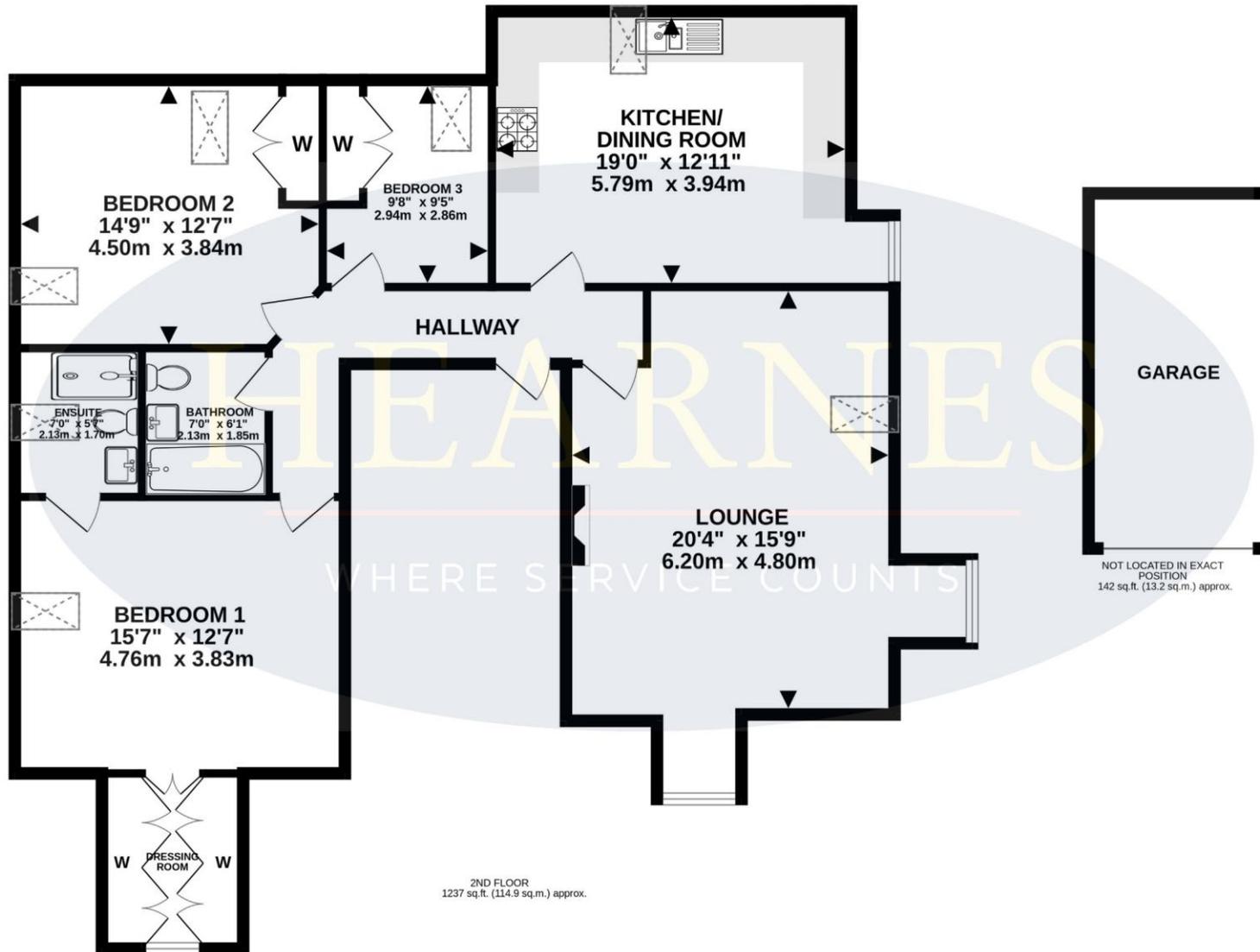
**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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.  
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

