



Longham Court
Coach House Mews, Ferndown BH22 9UT

LEASEHOLD PRICE

£375,000

A stunning and spacious, two/three bedroom, two bathroom, one/two reception rooms, duplex apartment, with a 26ft south facing sun terrace and allocated parking. Situated in a select development of modern apartments ideally located within one mile of Ferndown town centre and just a short walk from Sainsbury's superstore. This unique duplex apartment offers extremely light and spacious accommodation with some striking features, giving this property the 'Wow' factor on many aspects.

Access to the apartment is gained via its own private entrance through into a spacious entrance hall where there is a useful understairs cupboard and door leading through into a magnificent 14ft lounge. The lounge has a part vaulted ceiling with a floor to ceiling double glazed feature window facing a southerly aspect, having double glazed French doors leading out onto the sun terrace. The sun terrace measures 26ft in length and has timber decked flooring enclosed by a bricked wall and wrought iron railings.

- Private steps up to **first floor veranda** and covered entrance with double glazed front door to
- **Entrance hall**
- **Stairs to first floor**, understairs storage cupboard, full height glazed window and door to the living room and doors to bedroom three and bathroom
- **Living room** superbly appointed and designed with vaulted ceiling and full height window above, a set of double glazed French doors giving access to and overlooking the roof terrace/balcony making full use of the light in this well proportioned room with open access through to the kitchen
- **Kitchen/dining room** modern kitchen comprising a comprehensive range of base and wall mounted units with granite effect worktops, integrated and raised Bosche oven and inset for a gas hob with extractor above, space and plumbing for washing machine and dishwasher, 1.5 bowl sink unit with double glazed window above overlooking the balcony, tiled flooring throughout with tiled splashbacks, integrated and concealed tall standing fridge and freezer, space for a family dining table and chairs
- **Bedroom three** double glazed window to the side aspect
- **Separate family bathroom** with matching white suite comprising panelled bath with wall mounted shower attachment, glazed shower screen and tiled splashbacks, WC, wash hand basin and door to cupboard housing Megaflo hot water tank, shelving above, ladder style radiator

First floor

- **Stairs to half landing** and doors to bedrooms one and two
- **Bedroom one** well proportioned double bedroom with unique feature circular porthole style window and elevated ceilings, built-in wardrobes with double doors, hanging space with shelving above and door to
- **Ensuite shower room** particularly spacious with dual width walk-in shower cubicle, tiled splashbacks, tiled flooring, WC, stylish vanity unit with insert wash hand basin and quartz worktop and feature window to the rear
- **Bedroom two** 'this room is currently used as a bedroom but has an open galleried aspect the living room', Velux window to the side, vaulted ceiling, cupboard doors to eaves storage, open plan overlooking the living room

Ferndown offers an excellent range of shopping, leisure and recreational facilities, whilst the market town of Ringwood also offers an excellent selection of amenities and is allocated less than 5 miles away

LEASE: 999 years from 1/9/2001
Maintenance £1,000 x 2
Ground Rent £500 pa

COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

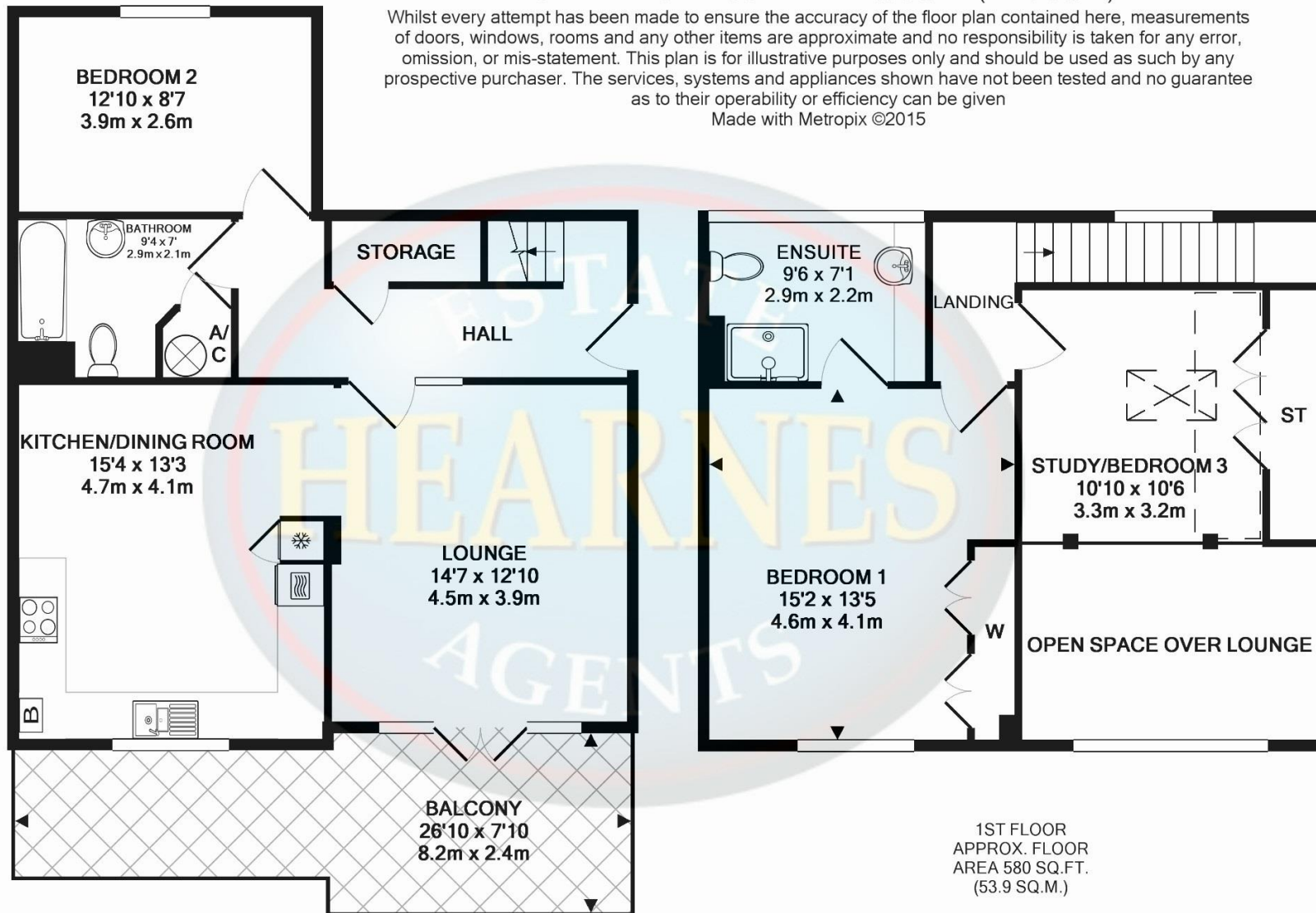
“Unique maisonette luxury three bedroom home with private entrance, vaulted ceilings and south facing private balcony”



TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 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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GROUND FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

