



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD (Share of Freehold)

GUIDE PRICE £350,000

“A spacious apartment with a southerly facing balcony, secure underground parking and a lift in a town centre location”

This superbly positioned and generous sized three double bedroom, one shower room, one bathroom first floor apartment has a lift, southerly facing balcony and secure underground parking.

This light and spacious apartment also now comes to the market offered with no onward chain and enjoys a convenient location approximately 200 metres from Ferndown’s town centre.

Lea Court was constructed in 2015 by Parkway Developments, a high quality building company. The apartment is finished to a high specification with gas fired underfloor heating throughout, a high quality Vaillant boiler and luxury appointed Villeroy & Boch vanity ware.

- **Three double bedroom first floor apartment with a lift and offered with no onward chain**
- 19’ **Entrance hall** with linen cupboard
- Generous size **lounge/dining room**. A triangular feature shaped window creates an attractive focus point of the room , double glazed sliding patio doors leading out onto the balcony
- 16’ **Balcony** faces a southerly aspect, offers a good degree of seclusion and is enclosed by a glass and stainless steel balustrade
- Fitted **kitchen** incorporating extensive quartz worktops and upstands, good range of integrated appliances to include Neff hob with an extractor above, Neff oven, fridge freezer, slimline dishwasher, washing machine, cupboard houses a wall mounted Vaillant boiler and tiled floor
- **Bedroom one** is a good size double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors and an additional built-in double wardrobe
- Good size **en-suite shower room** finished in a stylish Villeroy & Boch suite incorporating a good size walk-in shower cubicle, WC with a concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a good size double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom three** is also a double bedroom previously been used as an office
- **Family bathroom** finished in a stylish white Villeroy & Boch suite incorporating a panelled bath with mixer taps and shower hose and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The apartment is conveyed with one secure allocated underground **parking space** and a personal store room. There is also an area designated for visitors parking
- **Communal gardens** are immaculately kept and stocked with many attractive ornamental plants and shrubs
- **Further benefits** include a security entry intercom system, the remainder of the NHBC builders warranty, double glazing, a gas fired heating system and the property is offered with no onward chain

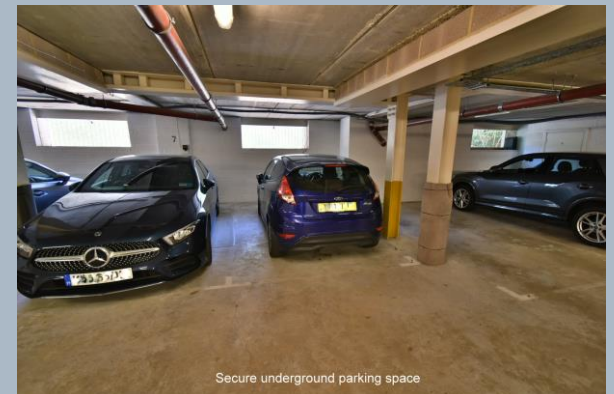
Ferndown has a championship golf course on Golf Links Road. The clubhouse to the Golf Course is less than 0.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: 125 years from 2015
Maintenance Charge: Currently £2,676 per annum

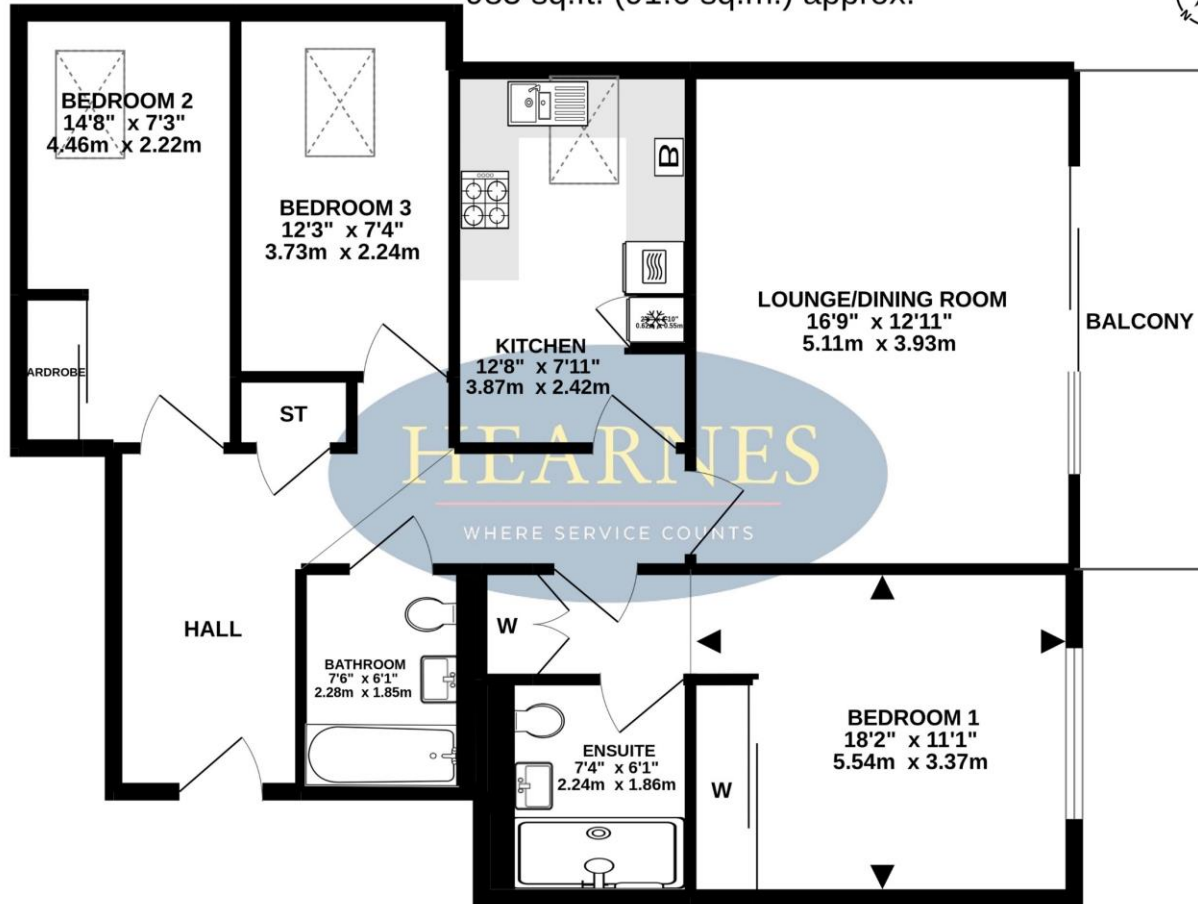
COUNCIL TAX BAND: E

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.



FIRST FLOOR
985 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.6 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

