



**Charlston House, Wimborne Road East
Ferndown, Dorset, BH22 9NN**

FREEHOLD PRICE

£350,000

“Stylish first floor three bedroom, two bathroom luxury apartment providing wonderful light own plan living built in 2022 with a Share of the Freehold”

This wonderfully appointed modern apartment built in 2022 comprises three bedrooms served by a contemporary en-suite and main bathroom, superb open plan bespoke kitchen with quartz worktops, dining and living space with clever ceiling lights and double glazed double doors opening to a Juliet style balcony complimented by a spacious reception hallway ideal for use as a study with further ceiling lights with quality wood laminate flooring.

Other benefits include gas central heating, double glazing, fitted wardrobes in bedroom one, allocated parking and additional guest parking spaces, bicycle and bin stores. Pets are allowed in the development.

The property occupies a well proportioned private position with level access to nearby Sainsbury Superstore, regular bus routes and the A31 commuter routes to Wimborne, Ferndown and the M27.

- **Ground floor communal entrance** with security entryphone access and stairs to the first floor
- **Entrance reception hall**, spacious versatile area with 3 roof lights providing natural light
- **Kitchen/dining/living room** measuring approximately 22ft 8in x 16ft stunning open plan living space with modern kitchen comprising bespoke base and wall units with Quartz worktops, raised integrated oven and grill and inset electric hob, integrated fridge/freezer, dishwasher, wine cooler and washing machine, three roof lights providing natural light with double glazed double doors and window to the front forming a Juliet balcony
- **Bedroom one** double glazed doors forming a Juliet balcony, fitted mirror fronted wardrobe and door to the en-suite
- **En-suite** stylish suite comprising dual width shower cubicle with overhead shower and tiled walls, integral WC, vanity unit and wash hand basin
- **Bedroom two** with double glazed window
- **Bedroom three** with double glazed window
- **Bathroom** fitted in a contemporary white suite comprising panelled bath, glazed shower screen, integral WC, wash hand basin with vanity unit, roof light
- **Allocated parking bay with additional visitor parking space, timber sectioned bin store and bike rack**
- Access to well maintained southerly aspect communal gardens

SHARE OF FREEHOLD: 999 Year from 2022
MAINTENANCE: £100 Per month
GROUND RENT: None

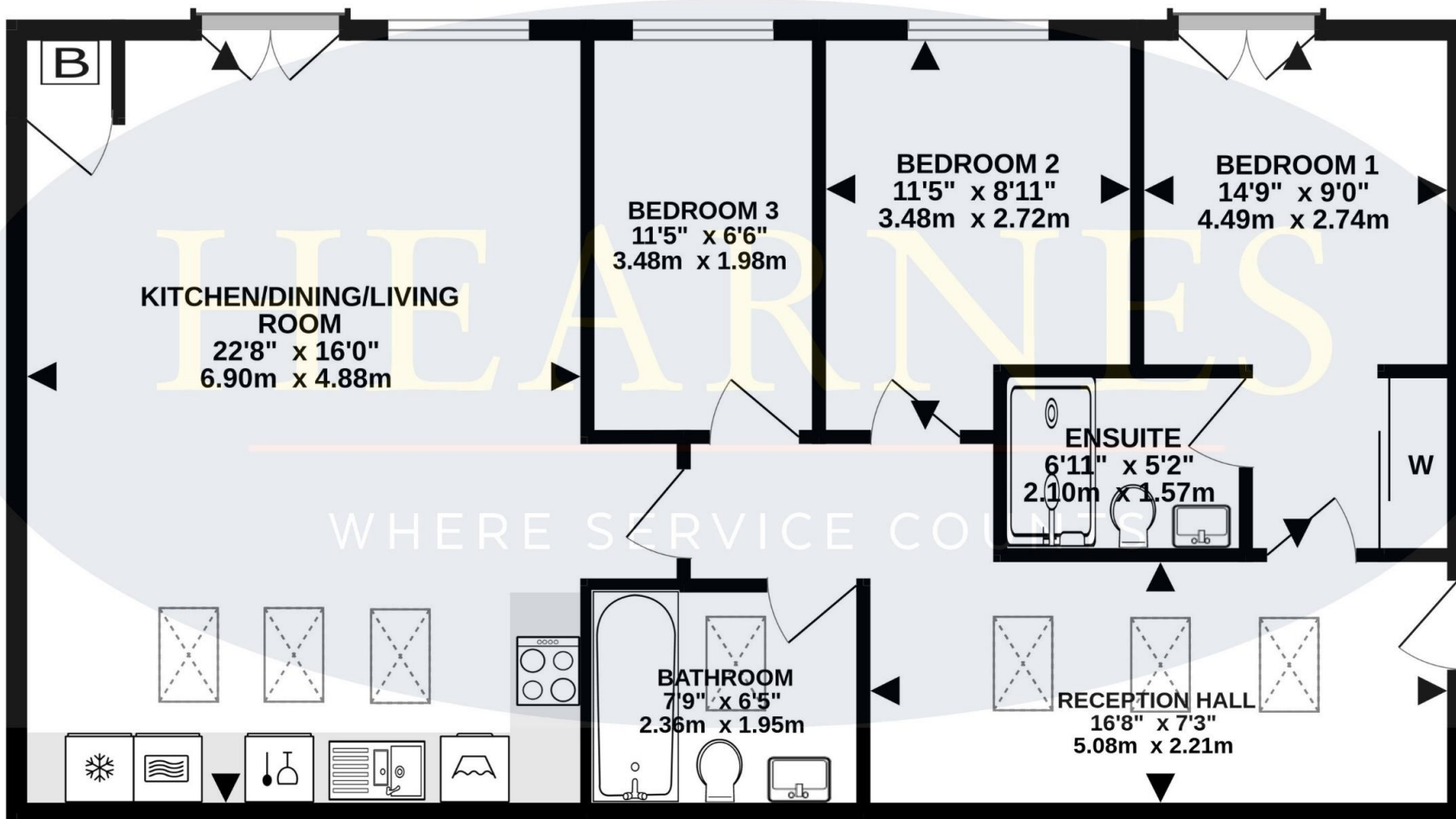
COUNCIL TAX BAND: D **EPC RATING:** B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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 : 888 sq.ft. (82.5 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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