



Glade Lodge,  
4 Carroll Avenue, Ferndown, BH22 8BP

# LEASEHOLD PRICE

## £389,950

***“A spacious apartment with generous size balcony and lift access approximately 350 metres from the town centre”***

This superbly positioned and generous sized three bedroom, one bathroom, one shower room first floor apartment has a 11' secluded balcony, allocated carport space and lift access, whilst situated in a sought after convenient location approximately 350 metres from Ferndown town centre.

This generous sized first floor apartment enjoys a town centre development of luxuriously appointed apartments situated in one of the most desirable roads in the area. The property also now comes to the market offered with no onward chain.

- **A three bedroom first floor apartment with lift access, private balcony and allocated carport space**
- **Communal entrance hall** with a lift and stairs rising to the first floor communal landing
- **28' Entrance hall** with entry phone intercom system, airing cupboard, storage cupboard and double coat cupboard
- **Utility room** with recess and plumbing for washing machine, worktops, base and wall units and tiled floor
- **13' Dual aspect kitchen/breakfast room** incorporating rolltop work surfaces, good range of base and wall units with under lighting, breakfast bar, integrated oven, grill, hob, extractor, fridge freezer and dishwasher, cupboard housing a wall mounted gas fired boiler, tiled flooring
- **21' Dual aspect lounge/dining room** with ample space for dining table and chairs. In the lounge area there are double glazed French doors leading out onto a balcony
- **11' Generous sized and secluded balcony** enclosed by wrought iron railings
- **Bedroom one** is a generous sized double bedroom with fitted floor to ceiling wardrobes with sliding doors
- **Spacious en suite shower room** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, large corner shower cubicle, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes with sliding doors
- **Bedroom three** is a large single bedroom currently being used as an office
- **Family bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The property is conveyed with one allocated **carport space** with an area designated for visitors parking. The property is also conveyed with an outside allocated **storage shed**
- **Further benefits** include entry phone intercom system, security alarm, gas fired heating system and the property now comes to the market offered with no onward chain

**Lease:** 125 years from 2015

**Ground Rent:** Approximately £350 per annum

**Maintenance:** Approximately £2,200 per annum

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

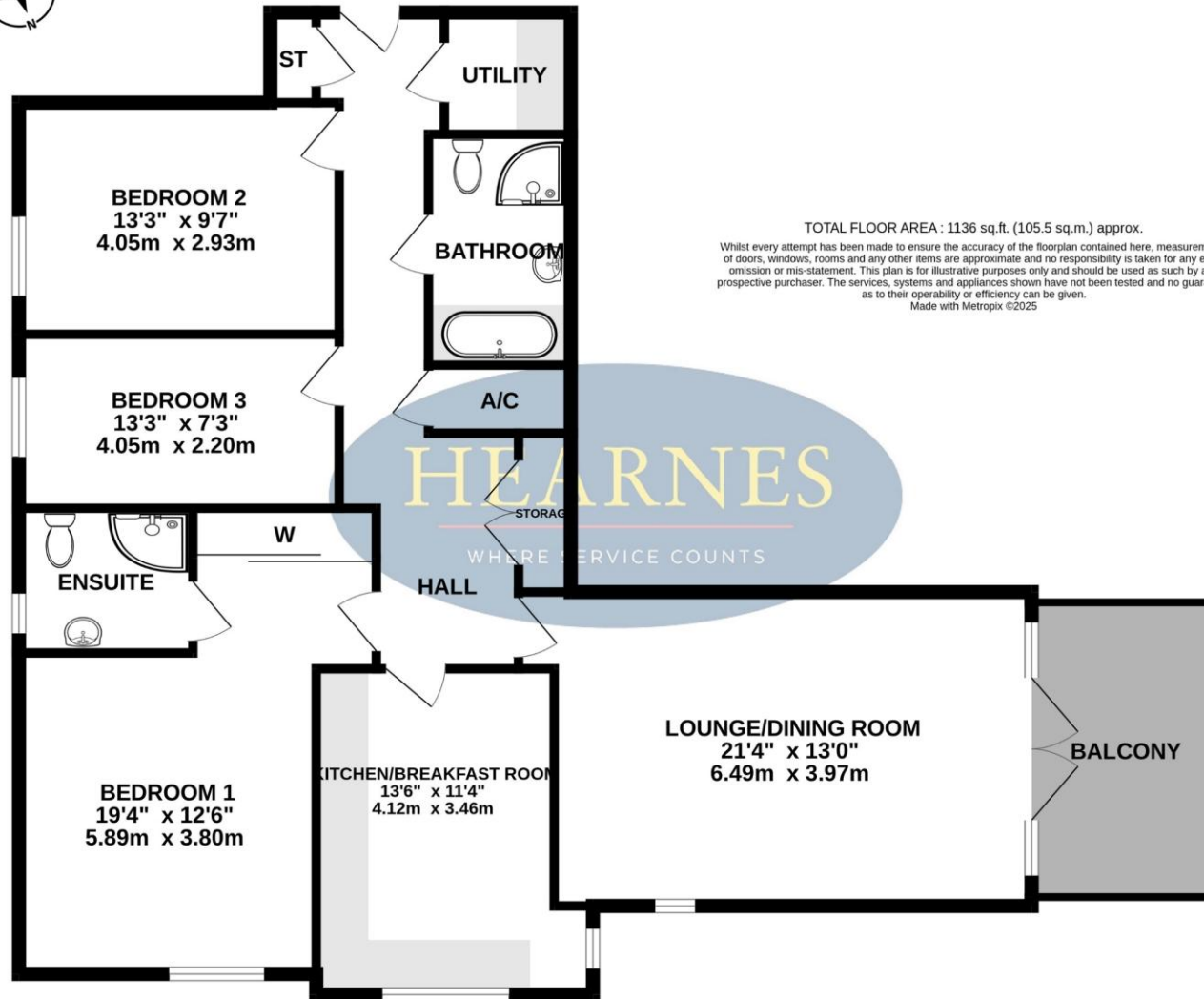
**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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.



**FIRST FLOOR**  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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