



HEARNES

WHERE SERVICE COUNTS

**Horton House, Coach House Mews
Ferndown, Dorset, BH22 9UY**

LEASEHOLD PRICE

£375,000

“A generous sized and rarely available duplex penthouse apartment with a southerly facing balcony and private roof terrace”

This generous sized and immaculately presented three/four bedroom, one shower room, one bathroom duplex penthouse apartment has a southerly facing balcony, private roof terrace and allocated parking.

This light, spacious and unique property benefits from a good sized southerly facing balcony off the lounge and a private roof terrace off of the dining room/bedroom four. The property is also conveniently located for amenities.

- **Three/four bedroom duplex penthouse apartment with roof terrace and allocated parking**

Ground Floor:

- Spacious **entrance hall** with storage cupboard, understairs cupboard and stairs rising to the first floor
- **18ft Lounge** with French doors leading out to a southerly facing balcony
- **Balcony** measuring approximately 10ft in width, faces a **southerly aspect** and enjoys glorious views over the communal gardens
- **Kitchen** incorporating work surfaces, a good range of base and wall units, integrated oven, hob and extractor, integrated washing machine, dishwasher, fridge and freezer, wall-mounted gas-fired boiler, attractive tiled splashbacks, tiled floor and a double glazed window to the front aspect
- **Dining room/bedroom.** This room is currently used as a dining room, but could also be used as a double bedroom, has a fitted double wardrobe and a port hole feature window
- **Double bedroom** with a fitted double wardrobe
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin and wc

First Floor:

- **Landing** with airing cupboard and loft access to a large useful loft space
- **Bedroom/sitting room**, currently used as a reception room, enjoying a dual aspect with two sets of French doors, one leading to a Juliette balcony and the other leading out to the roof terrace
- **Roof terrace**, which is a fantastic outside entertaining space, is timber decked and offers an excellent degree of seclusion
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted double wardrobe
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a large shower cubicle, pedestal wash hand basin, wc and tiled floor
- The property is conveyed with **one allocated parking space**
- An area is designated for **visitors parking**
- **Further benefits** include double glazing, security alarm, entry phone intercoms system and a gas-fired heating system

The development of Coach House Mews is a sought after development located approximately 1 mile from Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: 999 years from 2002

Maintenance: Currently £1,137.65 per annum

Ground Rent: Currently £463 per annum

COUNCIL TAX BAND: E

EPC RATING: C

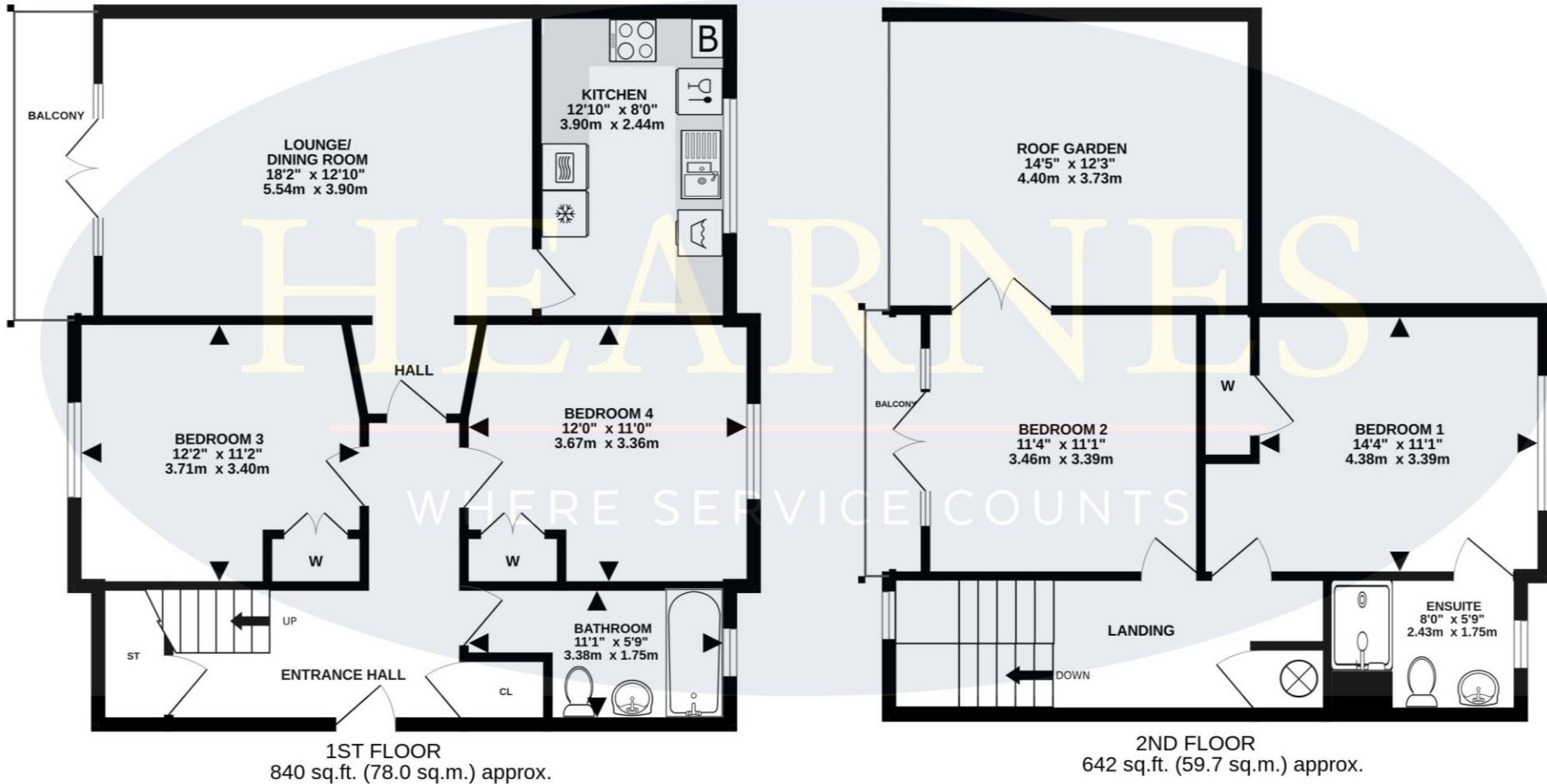
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INCLUDING ROOF GARDEN AND BALCONIES

TOTAL FLOOR AREA : 1483 sq.ft. (137.7 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

