



LONGHAM COURT



Longham Court, Coach House Mews
Ferndown, Dorset, BH22 9UT

LEASEHOLD PRICE

£269,995

“A light and spacious ground floor with a southerly facing patio and its own private entrance”

A generous sized and well-presented two double bedroom, one bathroom, one shower room ground floor garden apartment with a southerly facing patio, its own private entrance and allocated parking. Coach House Mews is a highly desirable development situated conveniently for amenities.

- **Two double bedroom ground floor garden apartment**
- 10ft x 8ft **Entrance hall** with storage cupboard and airing cupboard
- 19ft **Lounge/dining room** with ample space for a dining table and chairs and French doors leading out to a southerly facing patio area
- **Patio area** enclosed by well-stocked raised flower beds and many attractive plants and shrubs
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units, inset sink with water filter tap, integrated Neff oven, hob and extractor, Neff dishwasher, Hotpoint washer/dryer and a fridge/freezer, tiled floor, attractive tiled splashbacks and a cupboard housing a gas-fired boiler
- 17ft **Master bedroom** with two fitted double wardrobes and a window facing a southerly aspect
- **En-suite shower room** finished in a white suite to incorporate a good-sized shower cubicle, chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC and tiled floor
- **Guest double bedroom** with a fitted double wardrobe
- **Family bathroom** finished in a white suite to incorporate a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin and tiled floor
- **One allocated parking space**
- Generous allocation for **visitors parking**
- Further benefits include double glazing, a gas-fired central heating system with replacement boiler, security alarm and water softener

Coach House Mews is approximately 1 mile from Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Sainsbury's Supermarket and Boots Pharmacy are located approximately 300 metres away.

Lease: 999 years from 1st September 2003

Freeholder: Estates and Management

Maintenance: £570 every 6 months

Ground Rent: £125 every 6 months

COUNCIL TAX BAND: E

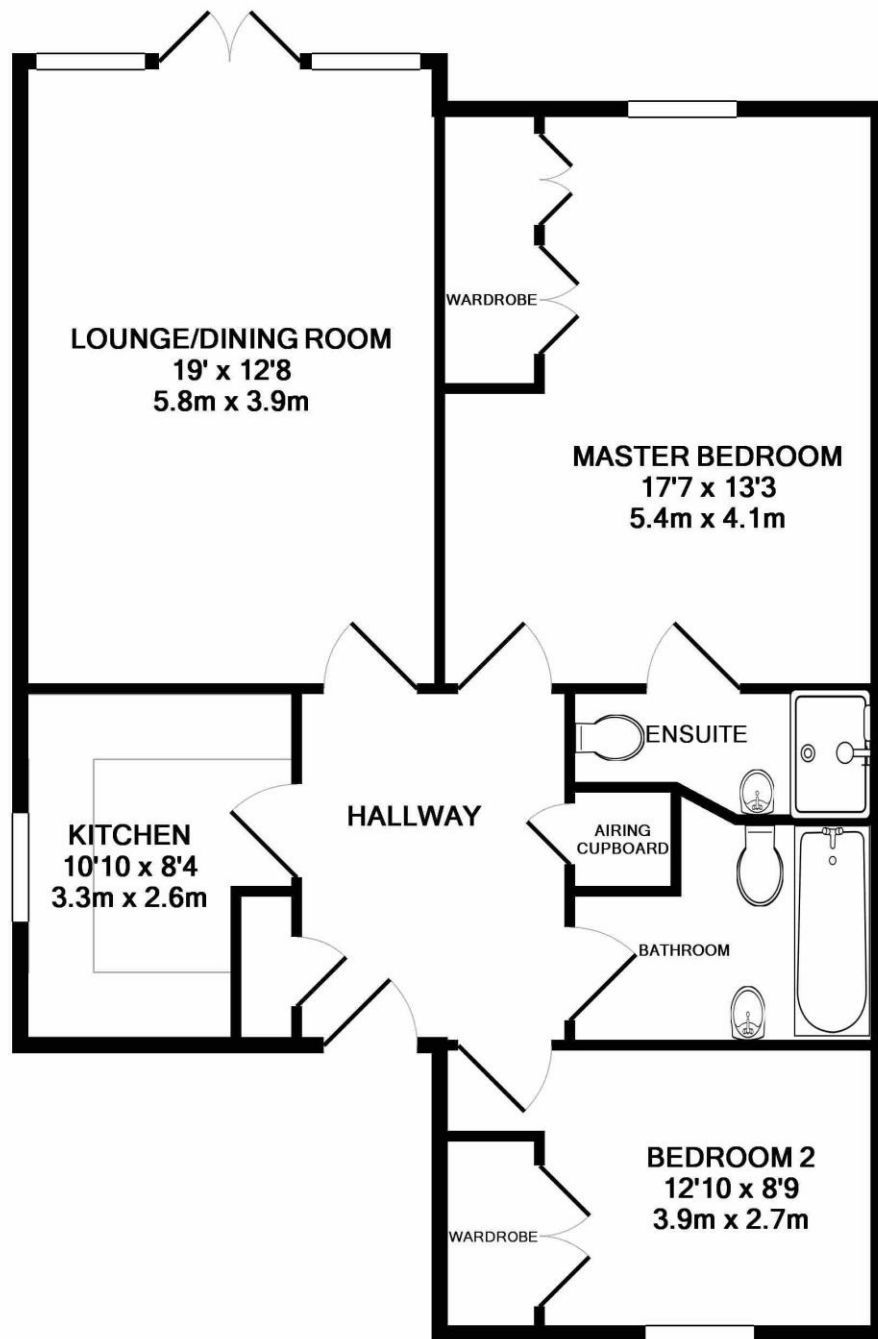
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



It's own private entrance





TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

