



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



# LEASEHOLD PRICE

## £269,950

***“A generous sized ground floor garden apartment with a southerly facing patio and its own private entrance”***

This light and spacious two double bedroom, two bathroom ground floor garden apartment has a southerly facing patio area, its own private entrance and allocated parking. Coach House Mews is a highly desirable development located conveniently for amenities.

- 10ft x 8ft **Entrance hall** with a storage cupboard and an airing cupboard
- 19ft **Lounge/dining room** with ample space for a dining table and chairs and double glazed French doors leading out to a southerly facing patio area
- **Kitchen** with ample work surfaces, a good range of base and wall units, integrated appliances to include Neff oven, hob and extractor, Neff dishwasher, Hotpoint washer dryer and fridge/freezer, a tiled floor, attractive tiled splashbacks and a cupboard housing a newly replaced gas-fired boiler
- 17ft **Master bedroom** with two fitted double wardrobes and a double glazed 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 a 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, wc, pedestal wash hand basin and a tiled floor
- **One allocated parking space**
- Area designated for **visitors parking**
- Further benefits include double glazing, a gas-fired central heating system with a replacement boiler and a security alarm

Coach House Mews is approximately 1 mile from Ferndown's town centre which offers an excellent range of shopping, leisure and recreational facilities. Whilst Sainsbury's supermarket and Boots Pharmacy are just a few hundred yards away.

**Lease:** 999 years from February 2007

**Freeholder:** Estates and Management

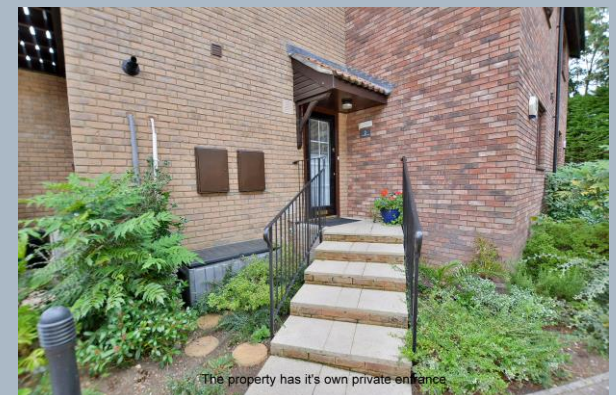
**Maintenance:** Currently £570 every 6 months

**Ground Rent:** Currently £125 every 6 months

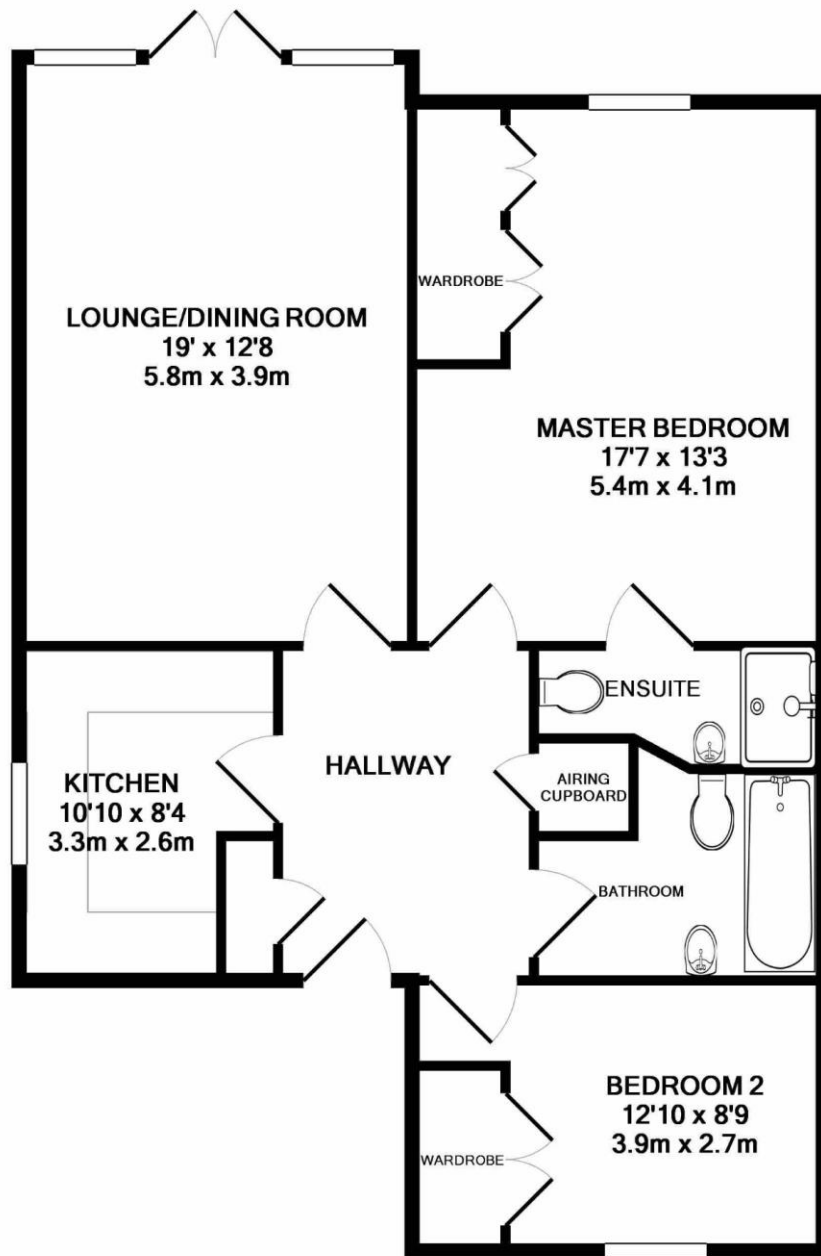
**COUNCIL TAX BAND: E**

**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.



The property has its 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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390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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