

440 NEW ROAD · FERNDOWN · DORSET · BH22 8EX

# LEA COURT

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STYLISH TWO AND THREE BEDROOM APARTMENTS



## LOCATION / LIFESTYLE

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Lea Court is a stunning new development of two and three bedroom apartments set in a delightful sylvan setting approximately 400 meters from Ferndown Town Centre.

Ferndown town centre has an excellent range of shopping, leisure and recreational facilities including major supermarkets, a leisure and fitness centre and a local theatre. Just along the road is the renowned Ferndown championship golf course as well as Dudsbury golf course with its fine dine restaurant.

The River Stour and areas of green belt are close by offering diverse wildlife and lovely walks. Bournemouth town centre with its miles of sandy bathing beaches and diversity of shops, restaurants and leisure facilities is approximately 8 miles away, whilst Poole town centre is 9 miles away and the market towns of Ringwood and Wimborne are both within striking distance.

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## CREATE WITH THE HEART BUILD WITH THE MIND

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Insert Photos - Bournemouth pier and Poole high street

## DESIGN

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## THESE STRIKING HOMES HAVE BEEN DESIGNED TO MAXIMIZE BOTH LIGHT AND SPACE

The design of these 2/3 bedroom exclusive apartments are both contemporary and practical.

They all have a modern look and feel, and incorporate large elements of glazing to ensure all properties enjoy maximum sunlight.

These ten spacious and stylish apartments have been designed over three floors all with en-suites and they all benefit from either a balcony or terrace.

Insert Photos - Suppliers example of interior finish



## *SPECIFICATION*

Superbly positioned, these apartments range from 700sq ft to 1,300 sq ft, all with secure underground parking. All apartments benefit from outside areas with either a terrace or balcony and a lockable storage room in the basement car park with light and power.

### *EXTERNALS*

Landscaped communal grounds with secure underground parking and ample allocated parking for visitors.

Lockable storage room with light and double power point for each flat in basement car park.

Terrace/balcony to all flats.

### *INTERNALS*

Contemporary skirting and architrave.

LED Downlights to hall, kitchen, bathroom and en suite, wall lights and pendant to lounge, pendant lighting to all rooms.

Lift to all floors.

100% low energy lighting throughout.

Chrome electrical fittings to kitchen area.

Contemporary Oak veneered doors with high quality satin/polished ironmongery.

Stylish Porcelanosa ceramic tiles to kitchen, bathroom and en-suite floors.

Carpet to other areas.

Tiles and carpets to be selected from our luxury range.

High specification insulation ensuring low heat loss.

### *KITCHEN*

Fully fitted professionally designed kitchen, quartz worktops, 1 ½ bowl under mounted sink, Neff oven and hob.

Integrated dishwasher and fridge freezer. Integrated washer/dryer or space for washing machine/tumble dryer if flat type has utility room.

### *BATHROOM*

Luxury Villeroy and Boch sanitaryware with Hansgrohe brassware.

Thermostatic Hansgrohe shower serving shower enclosures.

Thermostatic Hansgrohe bath/shower mixer.

### *TECHNOLOGY*

Satellite television to lounge and bedrooms.

Telephone points to lounge and master bedroom.

### *SECURITY*

Electronic video door entry system.

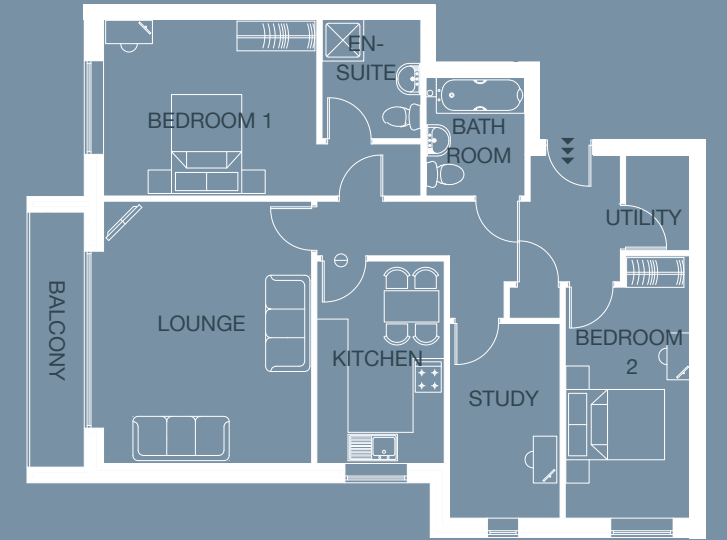
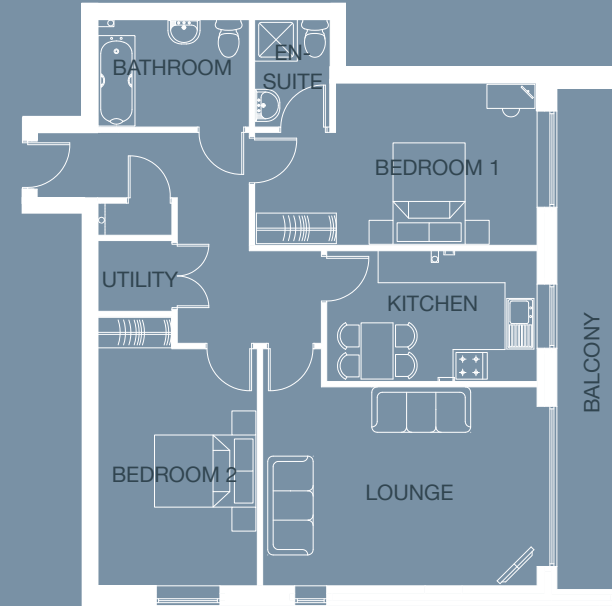
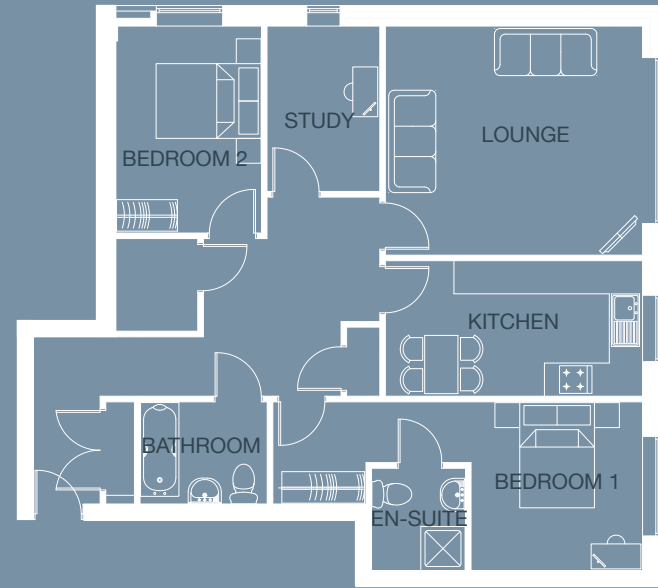
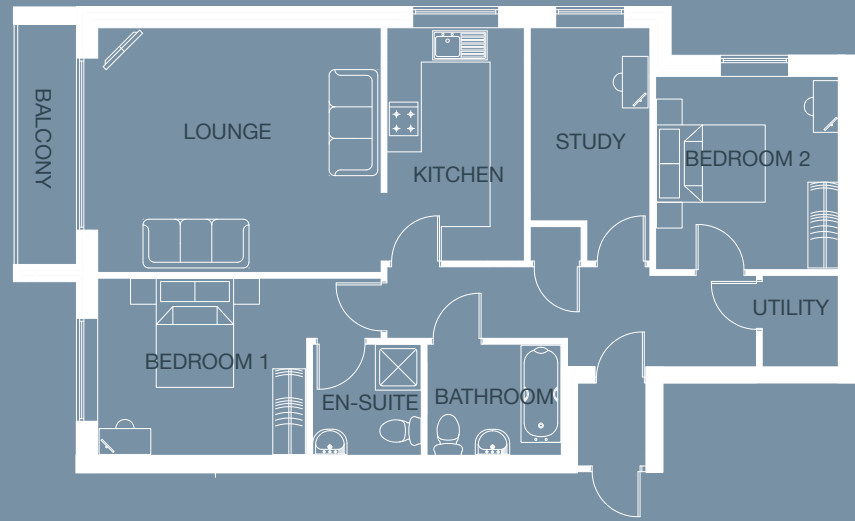
High specification windows and doors.

## *BEAUTIFULLY FINISHED STYLISH TWO AND THREE BEDROOM APARTMENTS*



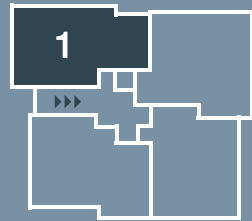
Front View - Artists Impression CGI





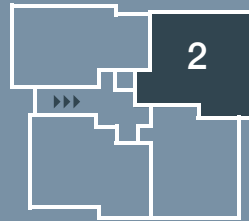
**APARTMENT 1**

Lounge	4950 x 4270	16'2 x 14'0
Kitchen	2400 x 4070	7'10 x 13'4
Bedroom 1	3650 x 3100	12'0 x 10'2
En-Suite	1900 x 1950	6'2 x 6'4
Bedroom 2	3245 x 3370	10'6 x 11'0
Bathroom	2350 x 1950	7'8 x 6'4
Study	2090 x 4070	6'10 x 13'4
Utility	1385 x 1600	4'6 x 5'2



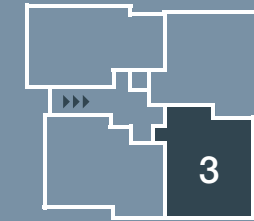
**APARTMENT 2**

Lounge	4650 x 4140	15'3 x 13'6
Kitchen	4650 x 2450	15'3 x 7'10
Bedroom 1	3100 x 3050	9'10 x 9'10
En-Suite	1700 x 1850	5'6 x 6'1
Bedroom 2	2600 x 3740	8'7 x 12'2
Bathroom	2300 x 1850	7'6 x 6'1
Study	2040 x 2990	6'8 x 9'9



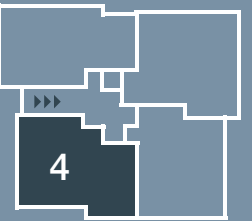
**APARTMENT 3**

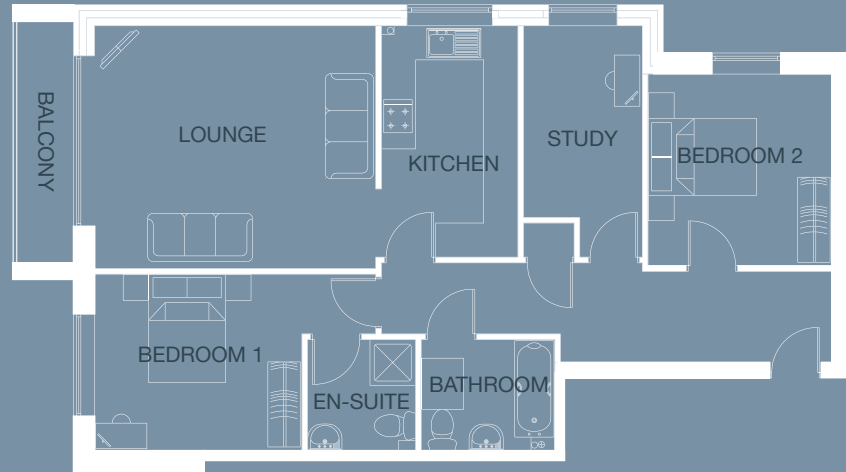
Lounge	5140 x 3725	16'10 x 12'2
Kitchen	3940 x 2450	12'11 x 8'0
Bedroom 1	5290 x 3050	17'4 x 10'1
En-Suite	1715 x 2035	5'7 x 6'8
Bedroom 2	2990 x 5040	9'9 x 16'6
Bathroom	2540 x 2035	8'4 x 6'8
Utility	1390 x 1325	4'6 x 4'4



**APARTMENT 4**

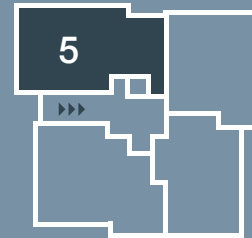
Lounge	4000 x 5040	13'1 x 16'6
Kitchen	2450 x 3890	8'0 x 12'9
Bedroom 1	4100 x 3400	13'5 x 11'2
En-Suite	1900 x 2300	6'2 x 7'6
Bedroom 2	2410 x 5040	7'10 x 16'6
Bathroom	1900 x 2300	6'2 x 7'6
Study	2125 x 3740	6'11 x 12'3
Utility	1250 x 1850	4'1 x 6'1





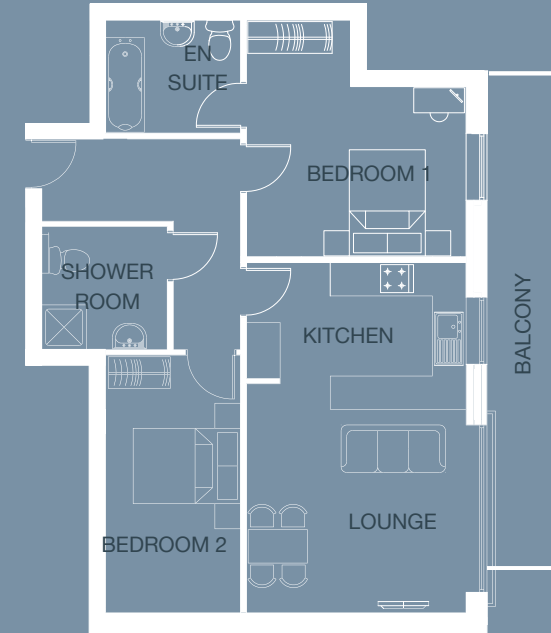
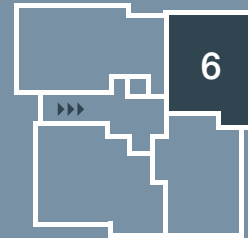
APARTMENT 5

Lounge	4950 x 4270	16'2 x 14'0
Kitchen	2400 x 4070	7'10 x 13'4
Bedroom 1	3650 x 3100	11'11 x 10'2
En-Suite	1900 x 1950	6'2 x 6'4
Bedroom 2	3245 x 3370	10'7 x 11'1
Bathroom	2350 x 1950	7'8 x 6'4
Study	2090 x 4070	6'10 x 13'4



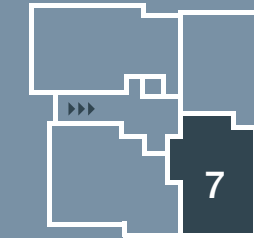
APARTMENT 6

Lounge	4960 x 4140	16'3 x 13'6
Kitchen	2820 x 2450	9'3 x 8'0
Bedroom 1	5200 x 3050	17'0 x 10'0
En-Suite	2400 x 1850	7'10 x 6'0
Bedroom 2	2600 x 3540	8'6 x 11'7
Shower Room	1565 x 1875	5'1 x 6'1



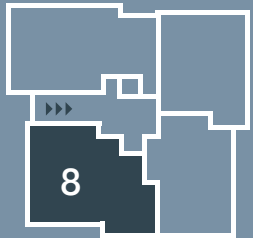
APARTMENT 7

Lounge/Kitchen	3900 x 6275	12'9 x 20'7
Bedroom 1	3900 x 3050	12'9 x 10'0
En-Suite	2400 x 2035	7'10 x 6'8
Bedroom 2	2400 x 4615	7'10 x 15'1
Shower Room	2235 x 2200	7'3 x 7'2



APARTMENT 8

Lounge	4000 x 5040	13'1 x 16'5
Kitchen	2450 x 3890	8'0 x 12'9
Bedroom 1	4100 x 3400	13'5 x 11'2
En-Suite	1900 x 2300	6'2 x 7'6
Bedroom 2	2260 x 4440	7'4 x 14'6
Bathroom	1900 x 2300	6'2 x 7'6
Study	2275 x 3740	7'5 x 12'3



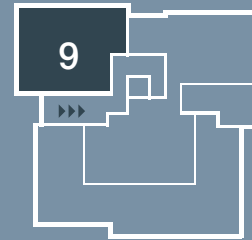
SECOND FLOOR PLANS

APARTMENTS 9-10



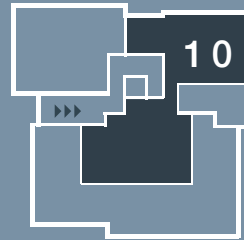
APARTMENT 9

Lounge/Kitchen	6800 x 4070	22'3 x 13'4
Bedroom 1	3900 x 3300	12'9 x 10'9
En-Suite	2089 x 2200	6'10 x 7'2
Bedroom 2	2740 x 3895	8'11 x 12'9
Bathroom	1911 x 2200	6'3 x 7'2



APARTMENT 10

Lounge	6500 x 3465	21'3 x 11'4
Kitchen	6500 x 2592	21'3 x 8'6
Bedroom 1	4735 x 3050	15'6 x 10'0
En-Suite	2286 x 2000	7'6 x 6'7
Bedroom 2	4925 x 5050	16'1 x 16'6
Shower room	1652 x 2400	5'5 x 7'10
Bedroom 3	3245 x 3195	10'7 x 10'5



All sizes are approximate - furniture shown on the building plans are an indication of potential room layouts and are not included

LOCATION MAP

LEA COURT

440 NEWROAD  
FERNDOWN  
DORSET  
BH22 8EX



By car

Bournemouth Train Station

7.0 miles

Ringwood Town Centre

6.2 miles

Heathrow Airport

83.4 miles

Gatwick Airport

118 miles

Central London

101 miles

By train



Nearest Station

Bournemouth Train Station

7 mins

Train Bournemouth to Christchurch

12 mins

Train Bournemouth to Poole

30 mins

Train Bournemouth to Southampton

2 hrs

Train Bournemouth to London

BROCHURE DESIGN BY : WWW.MAKESTUDIO.CO.UK

DISCLAIMER: Whilst every attempt has been made to ensure the accuracy of the the floor plans contained in this brochure, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser.



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