

# Thomas Court

14 Golf Links Road, Ferndown, Dorset, BH22 8BY



**HEARNES**

WHERE SERVICE COUNTS





## ***“A luxuriously appointed ground floor apartment with allocated parking and no chain”***

**LEASEHOLD PRICE £449,000**

This simply stunning and superbly appointed two bedroom, one bathroom, one shower room ground floor apartment has one allocated parking space.

Thomas Court is a stunning brand new apartment block development constructed by Seabourne Developments who are local developers, they pride themselves on their attention to details. All apartments have been finished to an extremely high standard with no expense spared and some lovely finishing touches including electric ultra efficient underfloor heating throughout along with luxuriously appointed bathrooms and fully fitted high quality kitchens. Thomas Court is a gated development with secure off road parking and all apartments are offered with a 999 year lease. Thomas Court is also located conveniently for the town centre and Ferndown's Championship Golf Course which are located approximately half a mile away and 950 metres away respectively.

- Good size 14ft x 9ft **entrance hall** with airing cupboard/utility room with tiled floor, pressurised hot water tank, space and plumbing for washing machine and coat cupboard
- 26ft x 20ft Stunning **open plan kitchen/breakfast/lounge/dining room**
- **The dining area** is finished with Quartz worktops with matching upstands, a good range of two toned base and wall units and an excellent range of integrated high quality appliances to include oven, induction hob, extractor fan above, dishwasher, fridge and freezer
- **Lounge/dining area** has ample space for dining table and chairs, a box bay window to the front aspect
- **Bedroom one** is a generous size double bedroom with a box bay window to the front aspect
- Spacious and luxuriously appointed **en-suite shower room** finished in a stylish white suite incorporating a good size shower cubicle, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom
- **Spacious family bathroom** luxuriously appointed in a stylish white suite incorporating a panelled bath with a chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- An allocated and secure brick built **storage shed** with porcelain paved floor

**LEASE:** 999 Years  
**MAINTENANCE:** £1,834.67 per annum, plus insurance at cost  
**GROUND RENT:** To be arranged

**COUNCIL TAX BAND: E      EPC RATING: B**



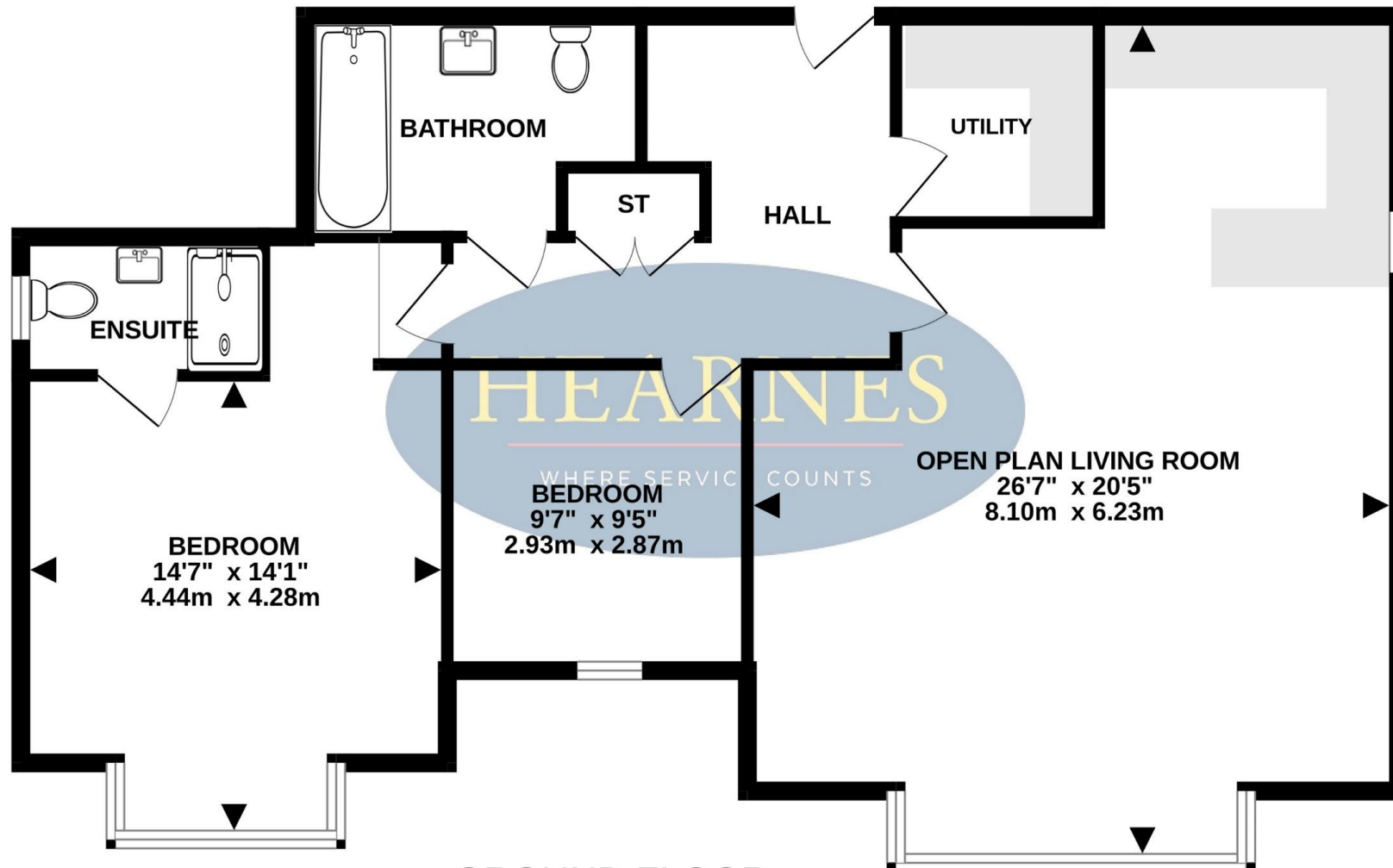




TOTAL FLOOR AREA : 1000sq.ft. (92.9 sq.m.) approx.

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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**GROUND FLOOR**  
984 sq.ft. (91.4 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.









## Outside

- All residents have the use of the beautifully kept **communal garden**
- The property is conveyed with **one allocated parking space** in secure gated off road parking area
- Further benefits include; builders warranty, electric underfloor heating, double glazing and NO CHAIN

Ferndown has a Championship Golf Course on Golf Links Road. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities. The market towns of Wimborne and Ringwood are located approximately 6 and 5 miles away respectively.





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