



HEARNES

WHERE SERVICE COUNTS

**Lustrum Hall, 32 Golf Links Road
Ferndown, Dorset, BH22 8BY**

LEASEHOLD (Share of Freehold)

PRICE £365,000

“Luxury three bedroom ground floor apartment with private patio and garage in a premium location with no forward chain”

This high specification ground floor apartment occupies an enviable position in this attractive purpose built block in one of Ferndown's premier roads only yards from Ferndown's Championship Golf Course, offered with a Share of the Freehold. Offered with no forward chain.

The accommodation comprises three bedrooms served by a stylish modern en-suite bathroom with shower cubicle and a family bathroom, spacious sitting/day room with delightful bay window and French doors to the patio and a modern fitted kitchen with comprehensive range of base and wall mounted units, granite worktops with inset basin, integrated Siemens oven, 5 ring gas hob and extractor fan, microwave oven, integrated and concealed washing machine, dishwasher, fridge/freezer and tiled flooring.

Other benefits include video entry phone intercoms system, double glazing, gas-fired central heating and solid oak doors.

- **Three bedroom ground floor garden apartment**
- **Large entrance hall**
- **21' Sitting room/dining room** with large bay window and French doors leading out to a private patio area
- **Kitchen/breakfast room** beautifully finished with extensive granite work surfaces, an excellent range of integrated appliances to include 5 ring gas hob with extractor canopy above, double oven, combination microwave, washer dryer, dishwasher, fridge and freezer. Tiled flooring and window facing a southerly aspect
- **Master bedroom** with an excellent range of fitted bedroom furniture to include two double wardrobes and a single wardrobe
- Spacious **en-suite bathroom/shower room** finished in a stylish white suite incorporating a panelled bath with large separate shower cubicle, fully tiled walls and flooring
- **Bedroom two** is a good sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom three** is a good sized single bedroom (currently being used as a dining room)
- Main **family bathroom** finished in a modern white suite incorporating a panelled bath with shower over and glass shower screen, fully tiled walls and flooring
- Single **garage** located in a nearby block with a remote control up and over door and electric
- One allocated **parking space**
- Area designated for **visitors and residence parking**
- Beautifully manicured **communal gardens** amongst a stunning pine setting
- **Further benefits** include video phone entry intercom system, security alarm, double glazing and a gas fired heating system
- The property could also be offered with **no onward chain**

Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, recreational and leisure facilities.

Lease: 125 years from 2006

Maintenance Charge: £2,168 per annum for 2025

There is currently an additional yearly charge of £1,500 which is paid towards a sinking fund and reviewed every year

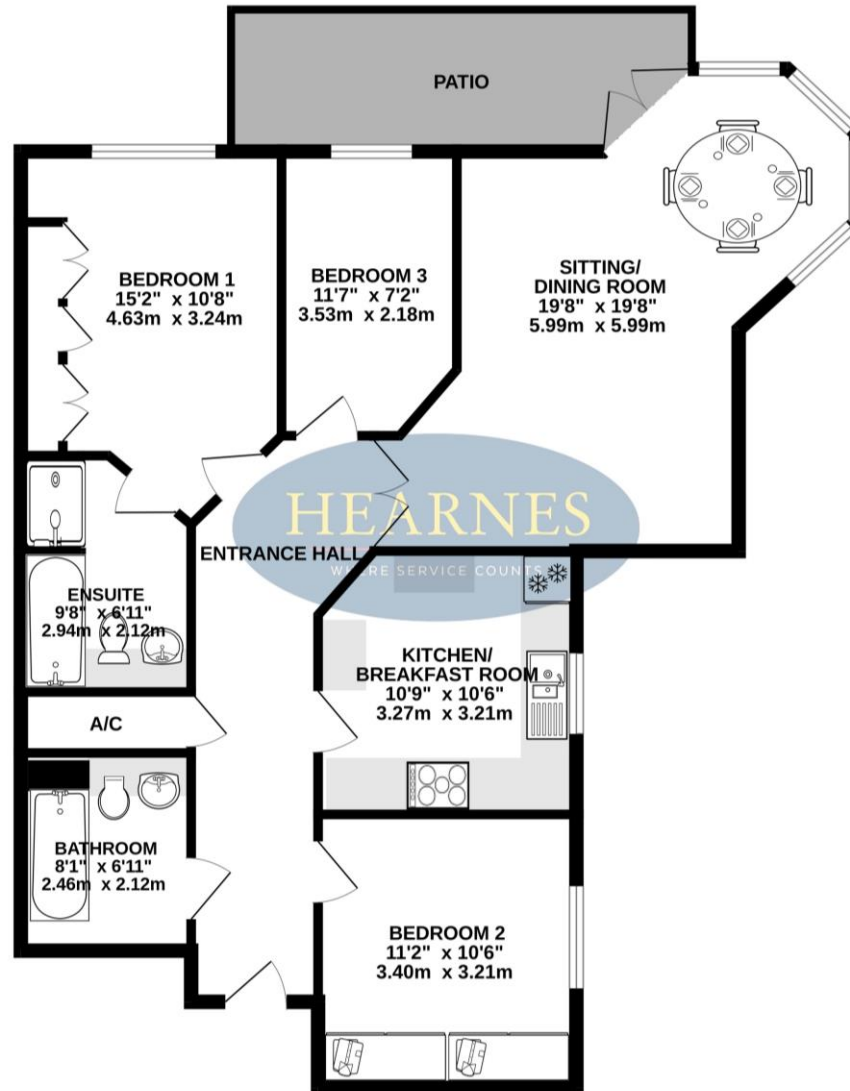
COUNCIL TAX BAND: E

EPC RATING: C



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GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



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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