



**Thomas Court, 14 Golf Links Road  
Ferndown, Dorset, BH22 8BY**



# LEASEHOLD PRICE

## £485,000

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

This simply stunning and superbly appointed two bedroom, one bathroom, one shower room first 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.

- **Spacious 14ft x 9ft entrance hall** with utility/airing cupboard with pressurised hot water tank, space and plumbing for washing machine, coat cupboard, tiled floor
- **26ft x 20ft Stunning open plan kitchen/breakfast/dining/lounge**
- **Kitchen/breakfast area** beautifully finished with tinted granite worktops which continues round to form a breakfast bar, good range of two toned base and wall units, excellent range of high quality Bosch integrated appliances to include oven, hob, extractor, fridge/freezer and dishwasher with tiled floor
- **Lounge/dining area** has ample space for dining table and chairs, large box bay window offering a pleasant wooded outlook
- **Bedroom one** is a generous size double bedroom with box bay window offering a pleasant outlook
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good size walk-in shower area with chrome raindrop shower and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a good size double bedroom
- **Family bathroom** finished in a stylish white suite incorporating panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- 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.

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

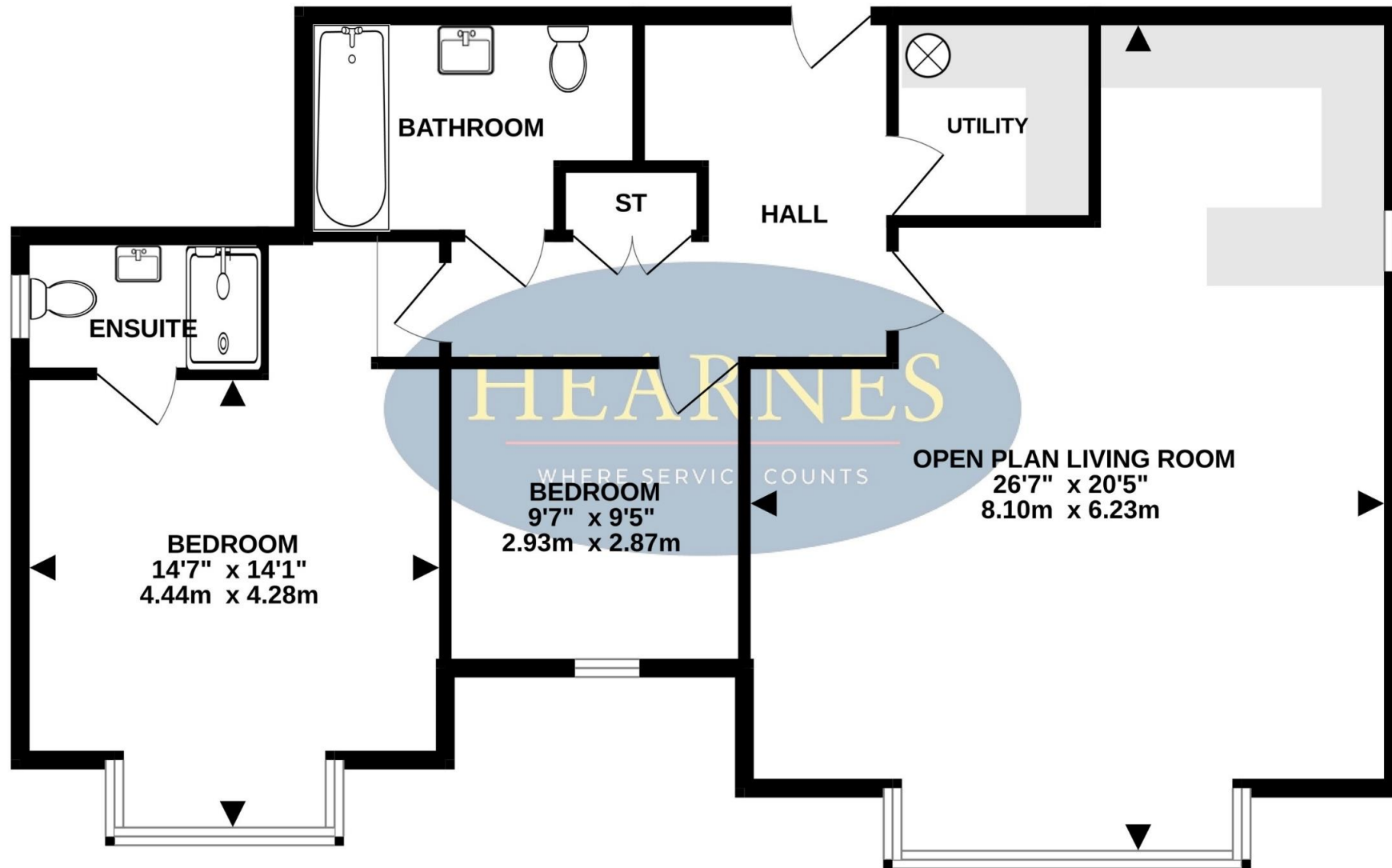
**COUNCIL TAX BAND: E**

**EPC RATING: B**

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TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



