



**Greenside,  
35 Golf Links Road, Ferndown, Dorset, BH22 8EZ**

# LEASEHOLD PRICE

## OIEO £300,000

***“A simply stunning and spacious top floor apartment with a lift and secure underground parking”***

This beautifully finished and superbly positioned two double bedroom, one bathroom, one shower room top floor apartment has a lift and secure underground parking, situated centrally on beautifully manicured and large landscaped plot in arguably one of Ferndown's most sought after locations.

The current owners have managed to create a stunning and stylish apartment which has been beautifully finished and offers spacious accommodation.

- **A two double bedroom top floor apartment with a lift and secure underground parking**
- Generous size 12' x 12' **entrance hall** with coat cupboard and fitted wardrobe
- 30' Stunning open plan **lounge/kitchen breakfast room**
- The **lounge area** has ample space for a large sofa and double glazed window overlooking the communal gardens
- The **kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops, attractive tiled splashbacks and a good range of base and wall units, central island unit also finished with a Quartz worktop which continues round to form a breakfast bar, excellent range of integrated appliances to include Neff hob, Neff self cleaning oven, combi oven and warming drawer, washer drier, dishwasher, fridge and freezer, double doors leading through into the entrance hall
- **Bedroom one** is a large double bedroom benefitting from fitted shelves and storage cupboard and cupboard housing a wall mounted gas fired boiler
- **En-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a large double bedroom
- **Family bathroom** re-fitted in a high quality and traditional white Perrino suite incorporating a rolltop bath with mixer taps and shower hose, WC with high level flush, wash hand basin, fully tiled walls and flooring
- The property is conveyed with one allocated and secure underground **parking space**. There is also an allocated storage unit. There is an area designated for visitors parking and all residents have the use of the beautiful kept communal gardens
- **Further benefits** include entry phone system, double glazing and a gas fired heating system

**Maintenance Charge:** Approximately £3,000 per annum

**Ground Rent:** £250 per annum. Ground rent review date is tbc

**Lease:** Approximately 140 years remaining

Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. There is a small selection of amenities approximately 650 metres away.

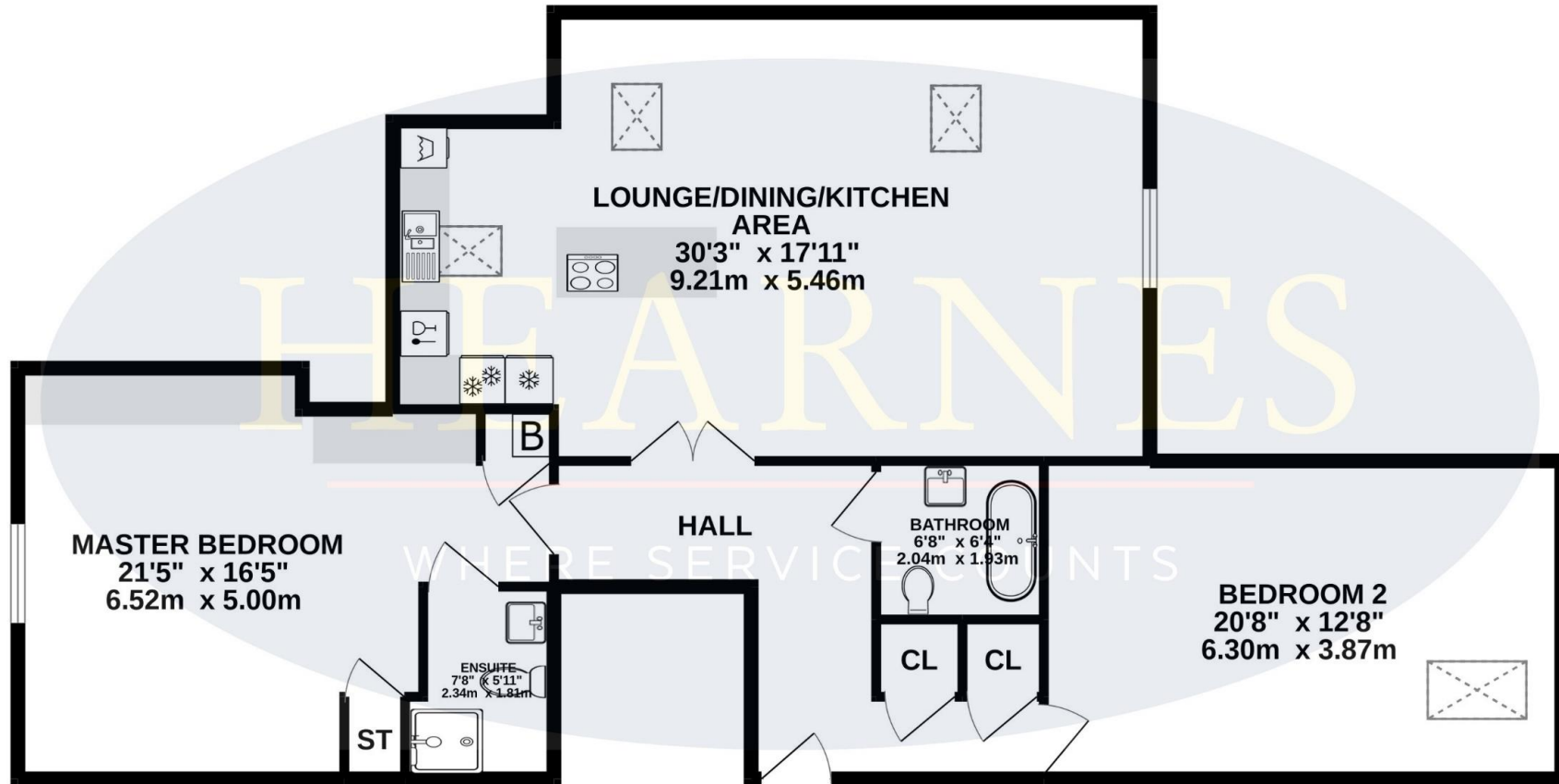
**COUNCIL TAX BAND: E**

**EPC RATING: B**

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.



TOTAL FLOOR AREA : 1285 sq.ft. (119.3 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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