



CAUTION
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TOWARDS YOU

Thomas Court
14 Golf Links Road

HEARNES

WHERE SERVICE COUNTS

Thomas Court
14 Golf Links Road, Ferndown, Dorset BH22

LEASEHOLD PRICE

£755,000

“A simply stunning 1,770 sq ft top floor penthouse apartment with its own private lift and garden”

This beautifully finished and extremely spacious three double bedroom, one bathroom, one shower room second floor apartment has its own private lift, its own private garden and two allocated parking spaces.

This luxuriously appointed penthouse apartment undoubtedly has the wow factor as it offers 1,700 sq ft of light, spacious and luxuriously appointed accommodation which includes a 29ft lounge/dining room with feature wine wall and a fully fitted high quality 17ft kitchen. There is a private lift which leads directly up into the apartment as well as having its own private, enclosed garden and two allocated parking spaces. This stunning apartment must be seen to be fully appreciated.

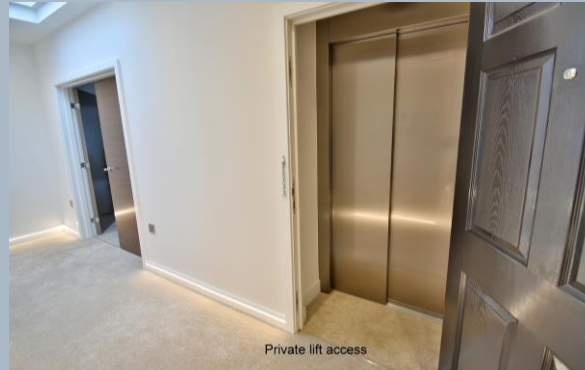
Thomas Court is a stunning, brand new apartment block development constructed by Seabourne Developments who are local builders, they pride themselves on attention to detail. All apartments have been finished to an extremely high standard with no expense spared and some lovely finishing touches including electric ultra efficient under floor heating throughout along with luxuriously appointed bathrooms and fully fitted high quality kitchens.

Thomas Court is a brand new gated development with secure off road parking. All apartments are offered with a 999 year lease. Thomas Court is conveniently located for the town centre which is located approximately half a mile away. Ferndown has a Championship Golf Course. The clubhouse of the golf course is located approximately 950 metres away.

- **A 1,770 sq ft three double bedroom penthouse apartment with its own private lift**
- 22ft x 13ft Impressive **entrance hall** with private lift access and further door leading through into the private stairwell. Airing cupboard/utility cupboard with pressurised hot water tank, tiled floor with space & plumbing for washing machine
- 29ft x 16ft Stunning **lounge/dining room** with feature wine wall and glass doors
- **17ft Kitchen/breakfast room** beautifully finished with Quartz worktops with matching upstands, good range of base and wall units and an excellent range of integrated Bosch appliances to include oven, combi-oven, induction hob with extractor canopy above, dishwasher, fridge and freezer, LED plinth lighting and ample space for breakfast table and chairs
- **Bedroom one** is a 16ft impressive, dual aspect bedroom with walk-in wardrobe recess
- Spacious and luxuriously appointed **en-suite shower room** incorporating a large walk-in shower area 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
- **Two further generous sized double bedrooms**
- **Luxuriously appointed and spacious family bathroom** incorporating a panelled bath with shower over, chrome raindrop shower head, separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The penthouse apartment has its own enclosed and **private garden**
- All residents have the use of the beautifully kept **communal gardens**
- This property is conveyed with **two allocated parking spaces** in a secure, gated off road parking area
- **Further benefits include; builders warranty, electric underfloor heating, double glazing and no chain**
- An allocated and secure brick built **storage shed** with porcelain paved floor

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.

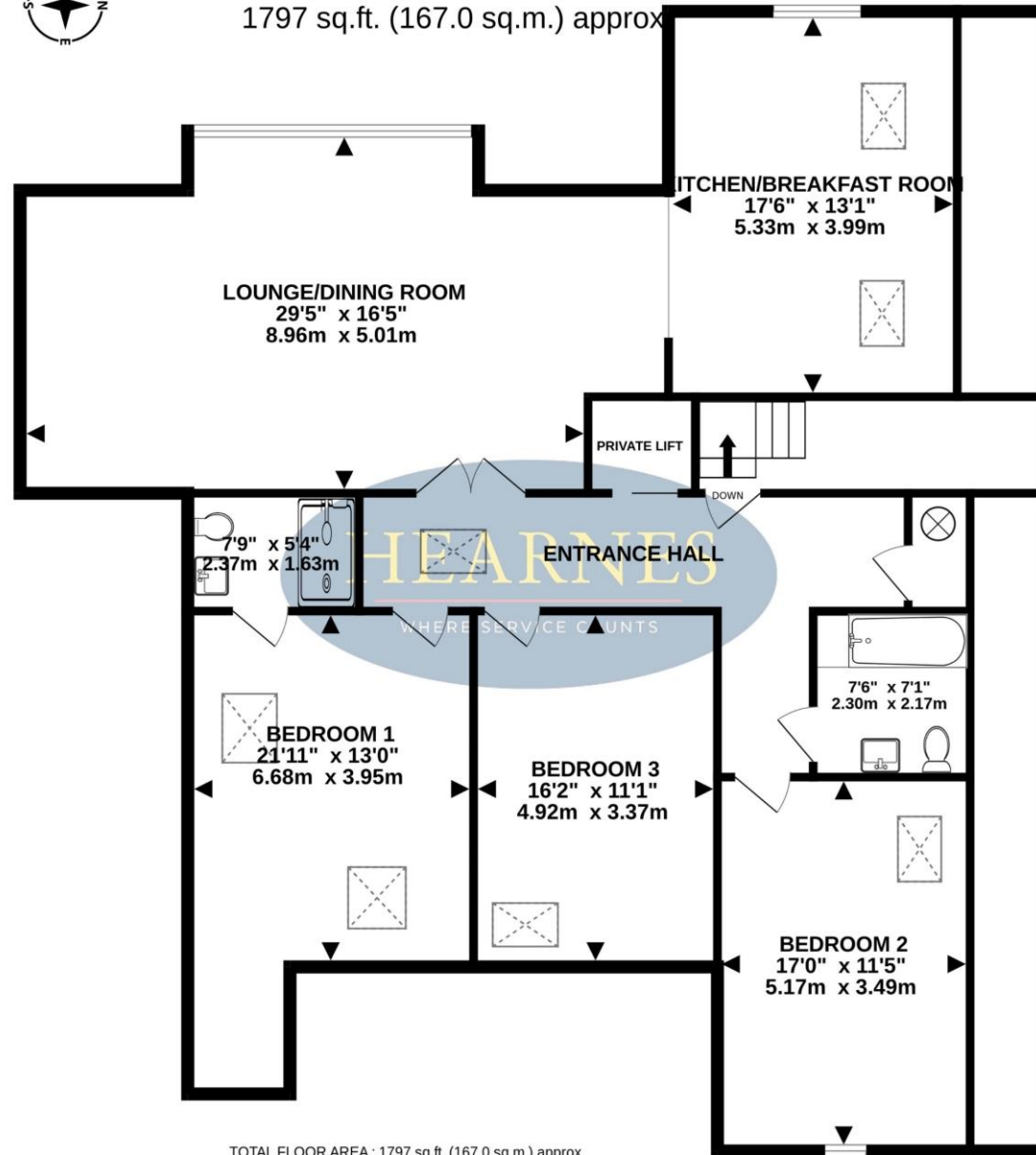
LEASE: 999 Years
MAINTENANCE: £1,834.67 per annum, plus insurance at cost
GROUND RENT: to be arranged
COUNCIL TAX BAND: E **EPC RATING:** B



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.



SECOND FLOOR
1797 sq.ft. (167.0 sq.m.) approx



TOTAL FLOOR AREA : 1797 sq.ft. (167.0 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

