

Fernlea

30 Golf Links Road, Ferndown, Dorset BH22 8FP



HEARNES

WHERE SERVICE COUNTS



“Unique luxury three bedroom apartment set within extensive, well maintained communal grounds close to the prestigious Ferndown Golf Club”

LEASEHOLD PRICE £425,000

This superbly appointed modern development was built in 2019 with a remaining 10 year Premier Guarantee and a finished to a high specification. The apartment is situated on the 2nd (top) floor and is accessed via a security video entry phone and well maintained communal hallways and passenger lift.

The accommodation comprised three bedrooms, two of which have bespoke fitted furniture served by a stylish en-suite shower room and main bathroom with additional shower cubicle, a spacious, well-planned living and dining room with feature triangular shaped double glazed window and door to the private balcony alongside a bespoke luxury open plan kitchen.

Other benefits include solid oak doors to two storage cupboards and cupboards housing the gas combination boiler, double glazing, private balcony, eaves storage space, private covered car port and personal lockable store and additional visitor parking.

- **23ft Entrance hall** with solid glazed double doors to the living/dining room
- **Living/dining room**, feature double glazed window and door to the private balcony
- **Kitchen**, high specification with high gloss soft close base and wall mounted units with a work top, one and a half bowl sink unit with double glazed window and velux style window above, integrated Neff combination oven and microwave, inset dual width induction hob and extractor above, ceramic tiled flooring, integrated dishwasher, washing machine and fridge/freezer
- **Bedroom one** – dual aspect with fitted mirror fronted wardrobes and door to the en-suite
- **En-suite** – stylish modern suite comprising duals shower cubicle with glazed screen, monobloc sink, close coupled WC, ceramic tiled floor and part tiled walls
- **Bedroom two** double glazed window, fitted bespoke wardrobes
- **Bedroom three** double glazed window, door to eaves storage (ideal as a study)
- **Bathroom** luxury modern suite comprising panelled bath and separate shower cubicle, low level WC, monobloc sink unit, ceramic tiled flooring and part tiled walls

TENURE: 125 Years from 2019
MAINTENANCE: £1,302.50 every 6 months
GROUND RENT: £375

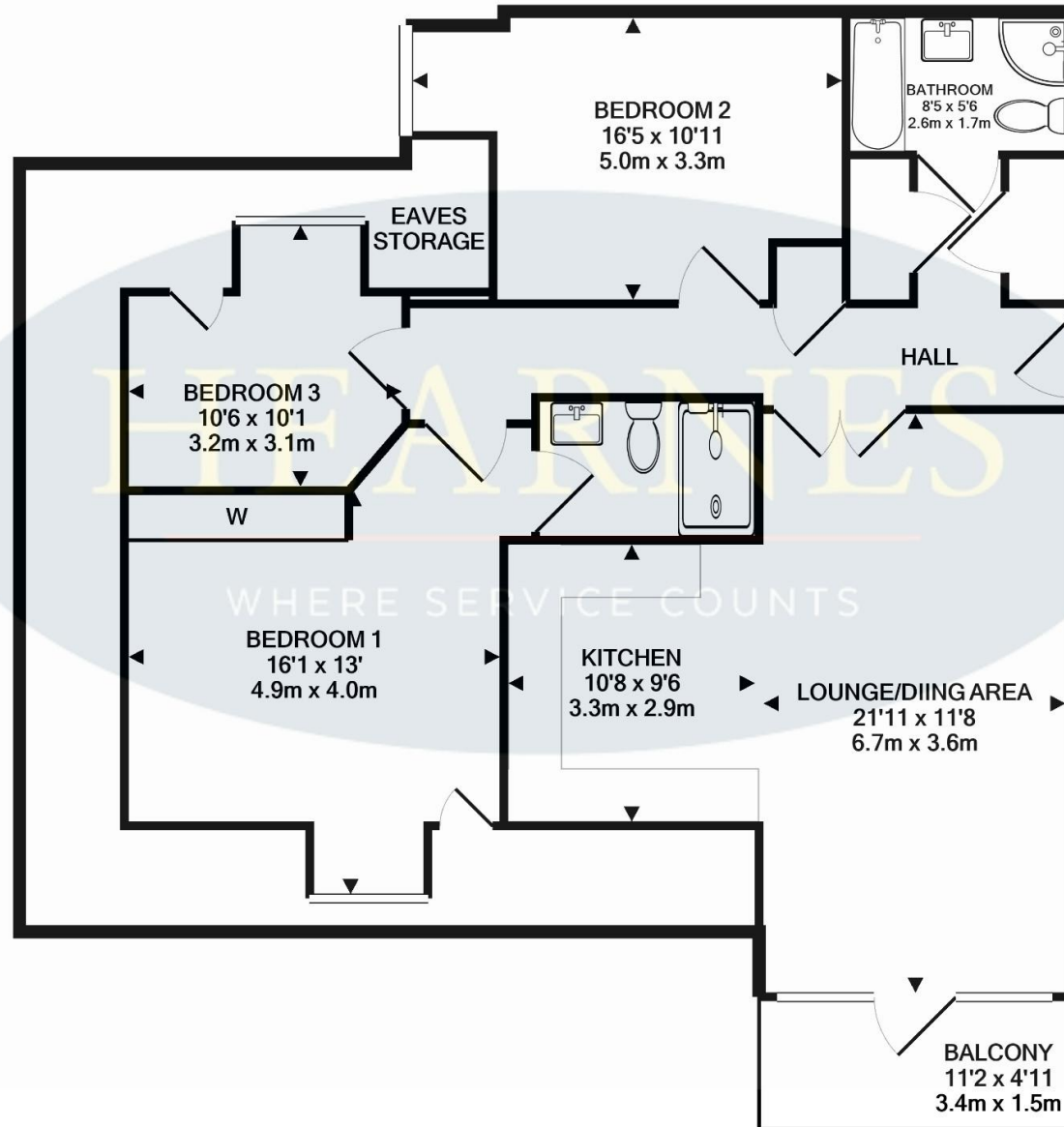
COUNCIL TAX BAND: E **EPC RATING:** B





TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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Outside

- Extensive pavia **driveway** with well-tended borders to a private car port with pitched roof and door to lockable storage.
- All residents have use of the stunning, landscaped **communal grounds** measuring 0.87 of an acre with a large expanse of lawn facing west with an excellent degree of seclusion

Fernlea is superbly positioned and conveniently located for both Ferndown town centre and Ferndown's Championship Golf Course. The clubhouse of the golf course is located approximately 900 metres away.

Ferndown town centre is located approximately one mile away. Ferndown has a good selection of restaurants, coffee shops, large supermarket, post office, pharmacy and also has a Marks & Spencer Simply Food Hall on Ringwood Road.



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