

# Thomas Court

Golf Links Road, Ferndown, Dorset BH22 8BY



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***“A luxuriously appointed ground floor garden apartment  
with a westerly facing 35ft, private patio and its own  
private entrance”***

**LEASEHOLD PRICE £550,000**

This simply stunning and superbly appointed three double bedroom, one bathroom, one shower room ground floor garden apartment has its own generous sized westerly facing 35ft private patio area along with its own private entrance and allocated parking.

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.

- **A luxuriously appointed three double bedroomed ground floor garden apartment with a patio and allocated parking**
- 18ft x 9ft Impressive **entrance hall**
- **Utility room/airing cupboard** with space and plumbing for washing machine, pressurised hot water tank, tiled floor
- **20ft x 19ft lounge/dining/kitchen/breakfast room**
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops with matching upstands and a good range of two toned base and wall units, excellent range of high quality integrated Bosch appliances to include induction hob with extractor hood above, ovens, dishwasher, fridge and freezer
- **Lounge/dining area** has ample space for dining table and chairs and sofa, double glazed French doors leading out onto a private patio
- **Patio** measures approximately 35ft in width, forms an L-shape, faces a westerly aspect and offers an excellent degree of seclusion, the patio adjoins beautifully kept communal gardens
- **Bedroom one** is a generous size double bedroom
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom
- Spacious and luxuriously appointed **family bathroom/shower room** incorporating a good size separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, panelled bath, fully tiled walls and flooring

<b>LEASE:</b>	999 Years
<b>MAINTENANCE:</b>	£874.67 per annum, plus insurance at cost
<b>GROUND RENT:</b>	To be arranged

**COUNCIL TAX BAND: D**

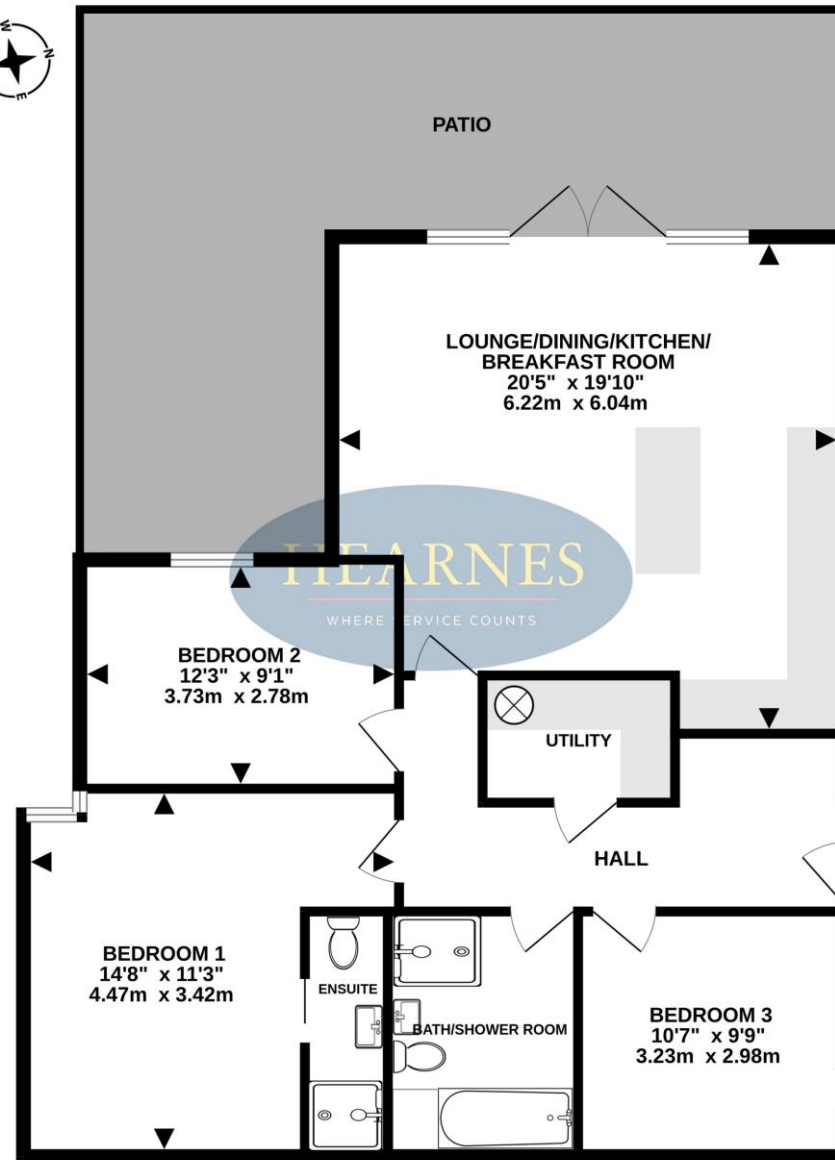
**EPC RATING: B**







GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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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AGENTS NOTE: 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.







## Outside

- All residents have the use of the beautifully kept communal garden
- The property is conveyed with two allocated parking spaces 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.





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