



**Willowdene, 132 Golf Links Road
Ferndown, Dorset, BH22 8DA**

LEASEHOLD (Share of Freehold) “An extremely spacious apartment with a Share of the Freehold, single garage and patio area”

GUIDE PRICE £325,000 - £335,000

This generous sized and superbly positioned two double bedroom first floor apartment in a small development of only four apartments, has a single garage, share of freehold and patio area whilst situated in arguably one of Ferndown's most sought after locations.

This light and spacious first floor apartment has undergone a number of recent improvements and could also be offered with no onward chain.

- **GUIDE PRICE £325,000 to £335,000**
- **A two double bedroom first floor apartment with a share of freehold, single garage and patio**
- **Communal entrance hall** with stairs rising to the first floor
- Good size **entrance hall** with entryphone intercom system
- 18ft Spacious, dual aspect **lounge/dining room**. An attractive focal point of the room is a living flame, coal effect electric fire with attractive surround. A double glazed picture window offers a pleasant wooded outlook
- 17ft Refitted **kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units with underlighting, integrated oven, grill, hob and extractor, dishwasher, fridge, freezer and washing machine, breakfast bar cupboard housing a wall mounted gas fired boiler and double glazed window offering a pleasant outlook
- **Bedroom one** is a generous size 16ft x 15ft double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Spacious en-suite shower room** incorporating a good size corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is also a good size double bedroom benefitting from an excellent range of fitted bedroom furniture and desk unit with cupboard storage
- Spacious **family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls
- The property is conveyed with its **own patio area**
- All residents have the use of the **communal gardens**
- The property is also conveyed with a **single garage located in a nearby block** with electric door, light and power
- **Further benefits include;** double glazing, a gas fired heating system, an entryphone intercom system and the property could also be offered with no onward chain

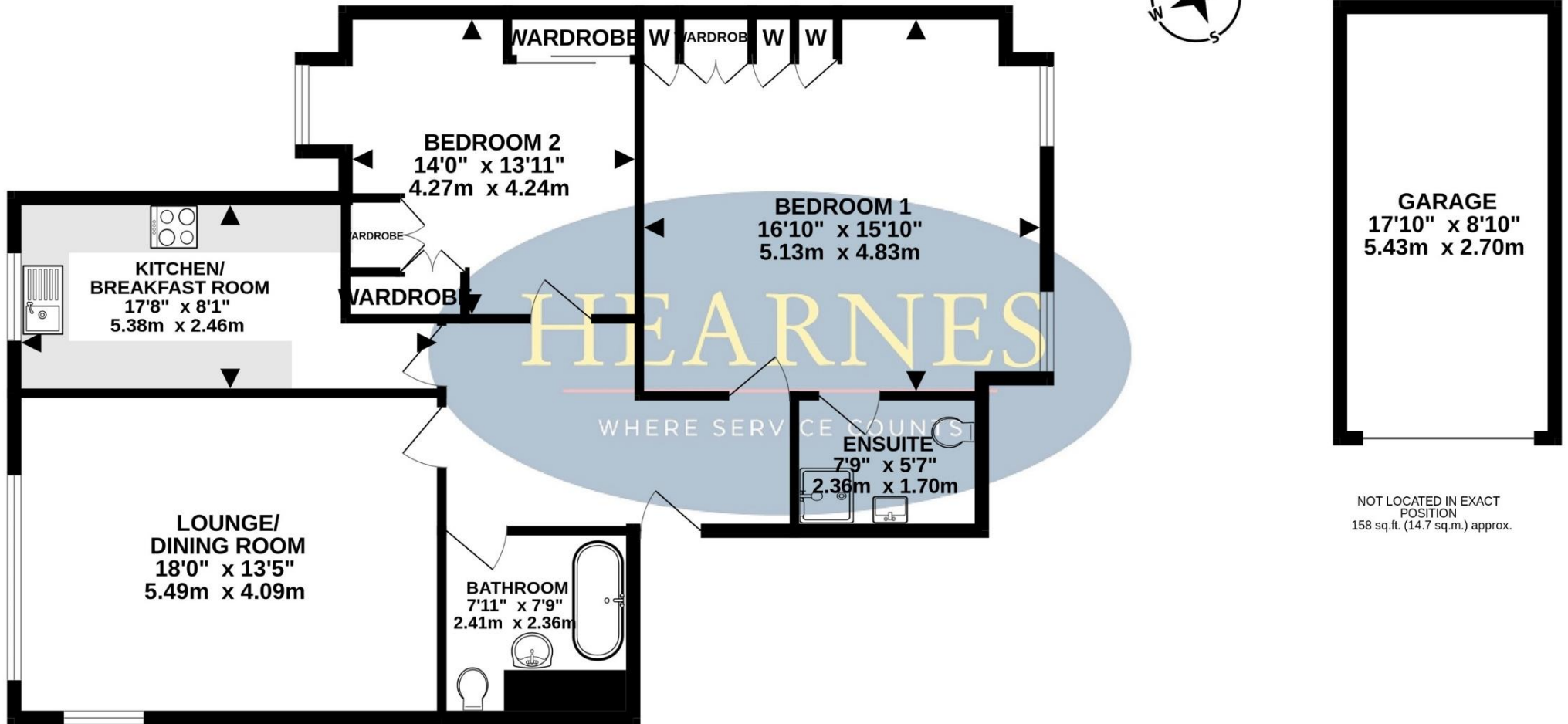
Ferndown's town centre is located less than one mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASEHOLD (SHARE OF FREEHOLD):	999 Years from 1990
MAINTENANCE:	£2,000 per annum
GROUND RENT:	None
COUNCIL TAX BAND: E	EPC RATING: C

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.



FIRST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
158 sq.ft. (14.7 sq.m.) approx.

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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

