



**Hartshill Court**  
**104 Golf Links Road, Ferndown BH22 8DA**

# LEASEHOLD (Share of Freehold)

## £339,950

***“A beautifully presented and recently modernised apartment with a southerly facing balcony, single garage and Share of Freehold”***

This superbly positioned and impeccably presented three double bedroom, two shower room first floor apartment has a southerly facing and secluded balcony, single garage and share of freehold.

This light and spacious first floor apartment has undergone a number of recent improvements and has been finished to an extremely high standard. The overall size and superb location are also two particular features. The property is conveniently located approximately 500 metres from the clubhouse of Ferndown's Championship Golf Course.

- **A recently modernised three double bedroom first floor apartment with a single garage and share of freehold**
- **Communal entrance hall** with stairs rising to the first floor communal landing
- **Spacious entrance hall** with two coat cupboards
- **Cloakroom** finished in a stylish white suite
- **20ft Light and spacious lounge/dining room** with ample space for dining table and chairs in the dining area. In the lounge area there is a picture window and double glazed door looking out and opening out onto a balcony
- **10ft Southerly facing secluded balcony** with tiled floor
- Beautifully finished **kitchen/breakfast room** incorporating extensive slimline contemporary worktops with matching upstands and a low level breakfast bar, good range of base and wall units with underlighting and LED integrated plinth lighting, there is an excellent range of integrated high quality appliances to include; Neff induction hob, Neff double oven, wine fridge, fridge and freezer, Neff dishwasher and recess and plumbing for washing machine and space for condensing tumble dryer, cupboard housing wall mounted gas fired Worcester boiler
- **Bedroom one** is an impressive double bedroom enjoying a dual aspect with double glazed door leading out onto a southerly facing private balcony, built-in double and single wardrobe
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good size shower cubicle with multi-jetted shower, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, partly tiled walls
- **Bedroom two** is also a good size double bedroom benefitting from an excellent range of wardrobes
- **Bedroom three** is also a double bedroom currently being used as an office
- **Shower room** recently refitted in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- All residents have the use of the **beautifully kept communal gardens**
- The property is conveyed with a **single garage** located in a nearby block with an **area designated for visitors and residents parking**
- **Further benefits include;** double glazing and a gas fired heating system

LEASEHOLD (Share of Freehold):

MAINTENANCE:

GROUND RENT:

975 Years remaining

Approximately £2,500 per annum

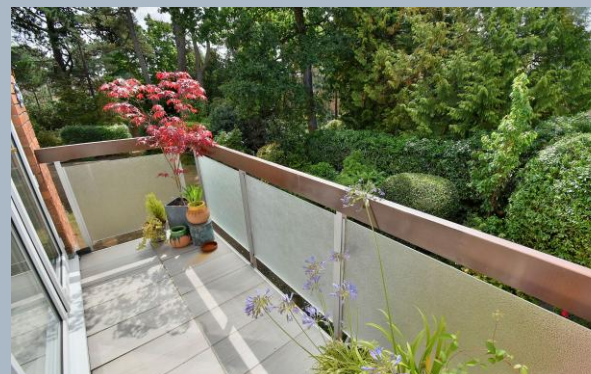
None

Ferndown's town centre is located approximately 1.mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

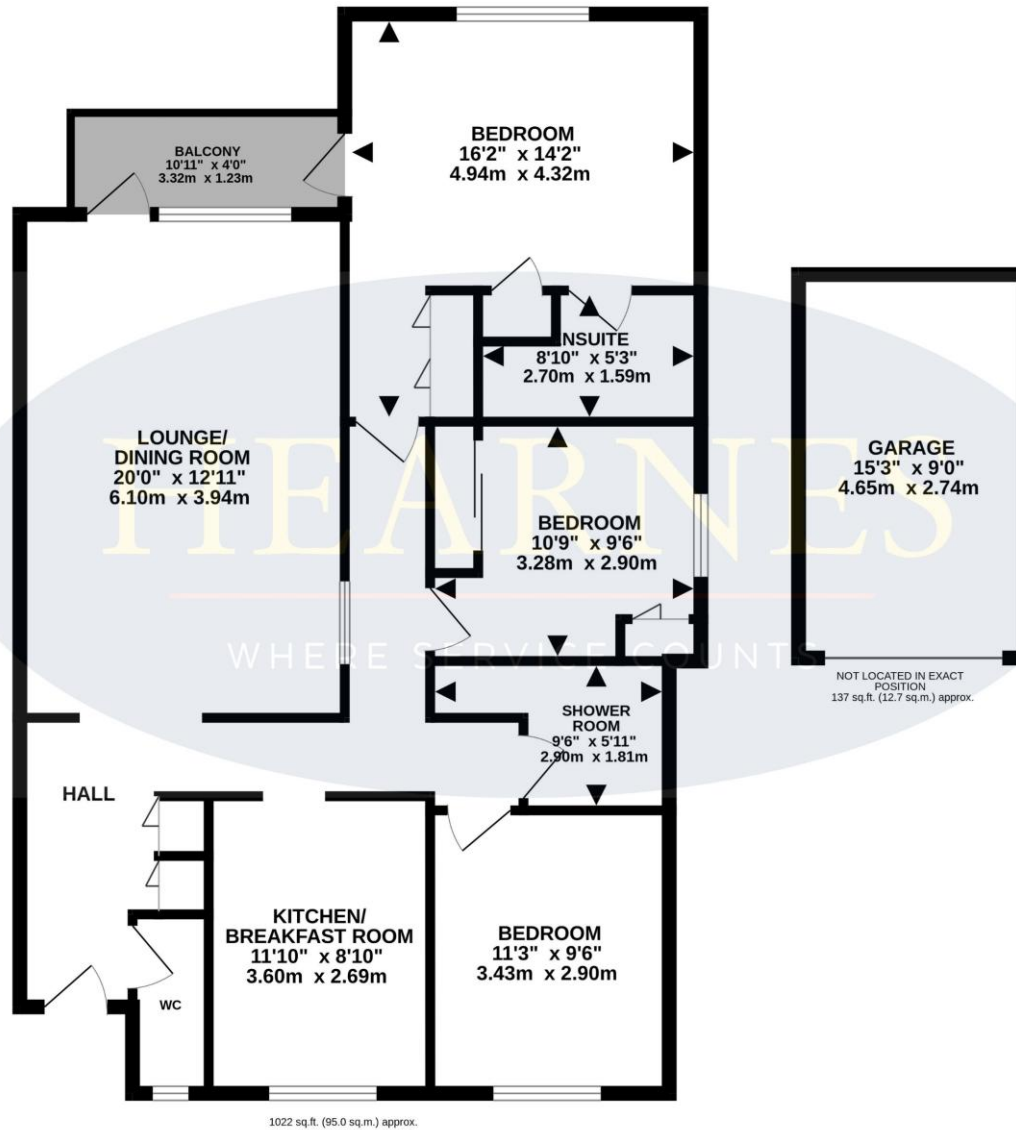
COUNCIL TAX BAND: D

EPC RATING: D

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.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

