

Linton Lawns

141 Golf Links Road, Ferndown, Dorset BH22 8BX



HEARNES

WHERE SERVICE COUNTS



“A rarely available 2,250sq ft ground floor garden apartment with secure underground parking with stunning views”

LEASEHOLD (Share of Freehold) PRICE £625,000

An extremely spacious and rarely available three double bedroom, two bathroom, two reception room ground floor garden apartment with secure underground parking and the finest views over Ferndown’s Championship golf course.

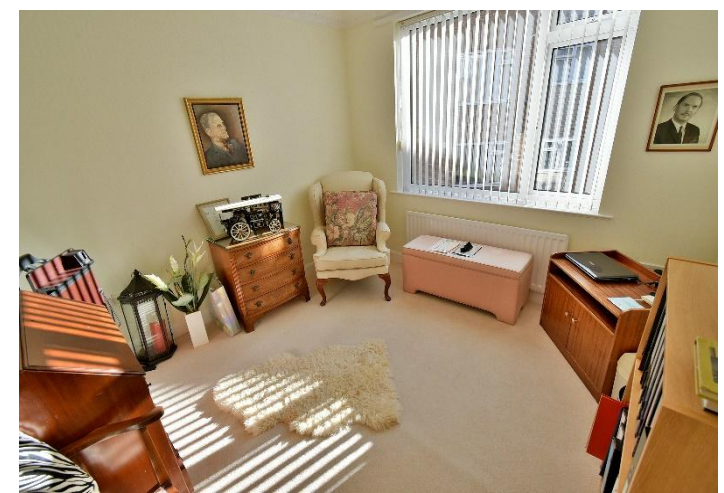
This stunning and rarely available apartment is approximately 2,250 sq ft. Linton Lawns is an exclusive development of two purpose built apartment blocks which have been specifically designed with the principal rooms taking in beautiful, uninterrupted views over the 7th green and 8th tee of the golf course whilst situated in well-established grounds of approximately one acre.

- **Three double bedroom ground floor garden apartment with no chain**
- Large **reception hall** with walk-in airing cupboard, a walk-in storage cupboard and tiled floor
- Good size **utility room**
- Beautifully finished **kitchen/breakfast room** which incorporates ample granite worktops with an excellent range of integrated Neff appliances such as a combination oven, ceramic hob with extractor hood above, dishwasher, fridge and freezer, tiled floor, space for breakfast table and chairs and window providing a wonderful outlook across the sun terrace and golf course
- Generous sized **lounge** with an electric fire and marble surround, window and door leading out onto the enclosed balcony
- **Balcony** offers a good degree of privacy and measures approximately 13ft in width
- Spacious **dining room** with picture window providing a beautiful outlook and door opening onto the sun terrace
- **Sun terrace** which measures approximately 25ft x 9ft, with amazing views and an electrically operated sun canopy
- 17ft **Master bedroom** with an array of fitted bedroom furniture to include three double, one single wardrobe with cupboards over
- Generous sized **en-suite bathroom/shower room** which has been finished in a modern white suite incorporating a corner jacuzzi spa bath, separate shower cubicle, fully tiled walls and flooring
- **Bedroom two** also has an excellent range of fitted bedroom furniture to include two double and two single fitted wardrobes with cupboards over, bedside cabinets and a window offering a delightful outlook across the golf course
- Spacious main **family bathroom** also finished in a modern white suite incorporating a corner bath, separate shower cubicle, fully tiled walls and flooring
- **Bedroom three** is a large single bedroom currently being used as an office

COUNCIL TAX BAND: F

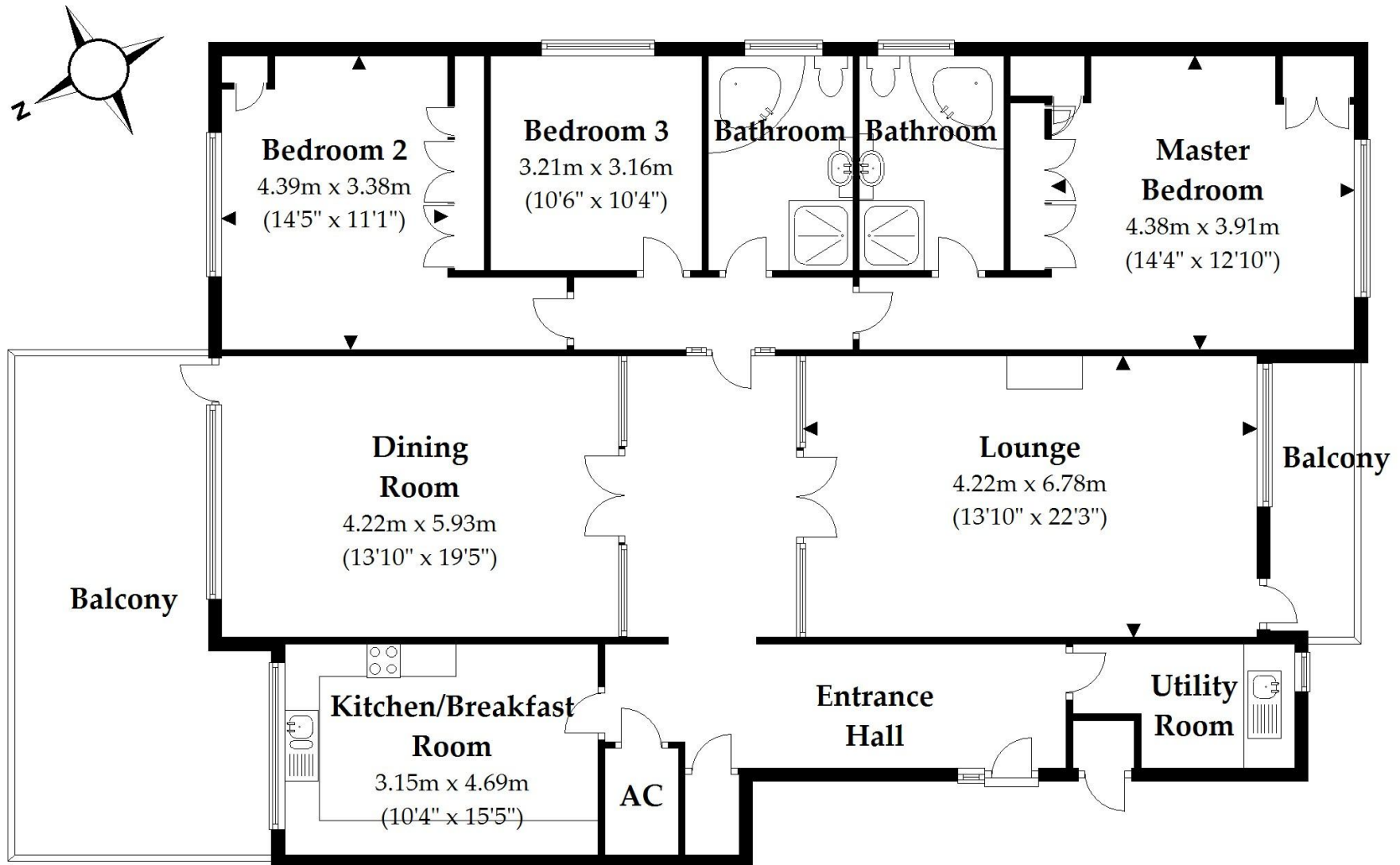
EPC RATING: D





Ground Floor

Approx. 209.8 sq. metres (2257.8 sq. feet)







Outside

- Immaculately manicured **communal gardens** are accessed by a private driveway
- There is a further area of enclosed **communal gardens** which the residents have named 'The Spinney'
- **Two allocated secure underground parking spaces**
- **Further benefits** include: double glazing and a gas fired central heating system, security alarm, share of the freehold and the property is also offered with no onward chain

Ferndown's town centre is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The club house of the golf course is located approximately 300 yards away.

LEASE:	999 Years from 1972
GROUND RENT:	None
MAINTENANCE:	£2,536.50 per annum



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