

Thomas Court

14 Golf Links Road, Ferndown, Dorset BH22 8BY



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished 1,200sq ft first floor apartment with a lift and a 30’ westerly facing private balcony”

LEASEHOLD PRICE £600,000

This luxuriously appointed and generous sized three bedroom, one bathroom, one shower room first floor apartment has a 30’ secluded west facing balcony, a stunning open plan 22’ x 17’ lounge/kitchen/dining room and two allocated parking spaces.

A particular feature of this light, spacious and beautifully finished apartment is the striking open plan area which is a fantastic living and entertaining space which opens out onto a 30’ westerly facing private balcony. An early viewing is strongly recommended to fully appreciate this amazing apartment.

Thomas Court is a stunning brand new apartment block development constructed by Seabourne Developments who are local builders, they pride themselves on their attention to detail. All apartments have been finished to an extremely high standard with no expense spared and some lovely finishing touches including electric ultra efficient under floor heating throughout along with luxuriously appointed bathrooms and fully fitted high quality kitchens. Thomas Court is a brand new gated development with secure off road parking and all apartments are offered with a 999 year lease. Thomas Court is also conveniently located for the town centre, Ferndown’s championship golf course which are located approximately half a mile away and 950 metres away respectively

- **A brand new stunning first floor three bedroom apartment with a 30’ private west facing balcony, a lift and allocated parking**
- Impressive 18ft x 18ft **entrance hall** with integrated LED feature lighting
- **Utility room** finished with Quartz worktops, integrated washing machine and tumble dryer, pressurised hot water tank, tiled floor
- **20ft x 17ft Impressive open plan, triple aspect lounge/kitchen/dining room**
- **The kitchen area** is beautifully finished with extensive Quartz worktops with inset Belfast sink and rinse hose with a good range of two toned base and wall units and an excellent range of high quality Bosch integrated appliances to include; oven, combination oven, warming drawer, induction hob with extractor canopy above, dishwasher, fridge and freezer, tiled floor
- **The lounge/dining area** has double glazed French doors leading out onto a secluded west facing balcony and has ample space for dining table and chairs and sofa
- 30ft West facing, **private balcony** enclosed by a glass balustrade and tiled floor
- **Bedroom one** is a generous size double bedroom benefitting from a walk-in wardrobe
- Spacious and luxuriously appointed **en-suite shower room** finished in a stylish white suite incorporating a large 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
- **Two further generous size double bedrooms**
- Luxuriously appointed and spacious **family bathroom/shower room** incorporating a large walk-in shower area 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

Lease: 999 years
Maintenance: £1,834.67 per annum, plus insurance at cost
Ground rent: To be arranged

COUNCIL TAX BAND: D

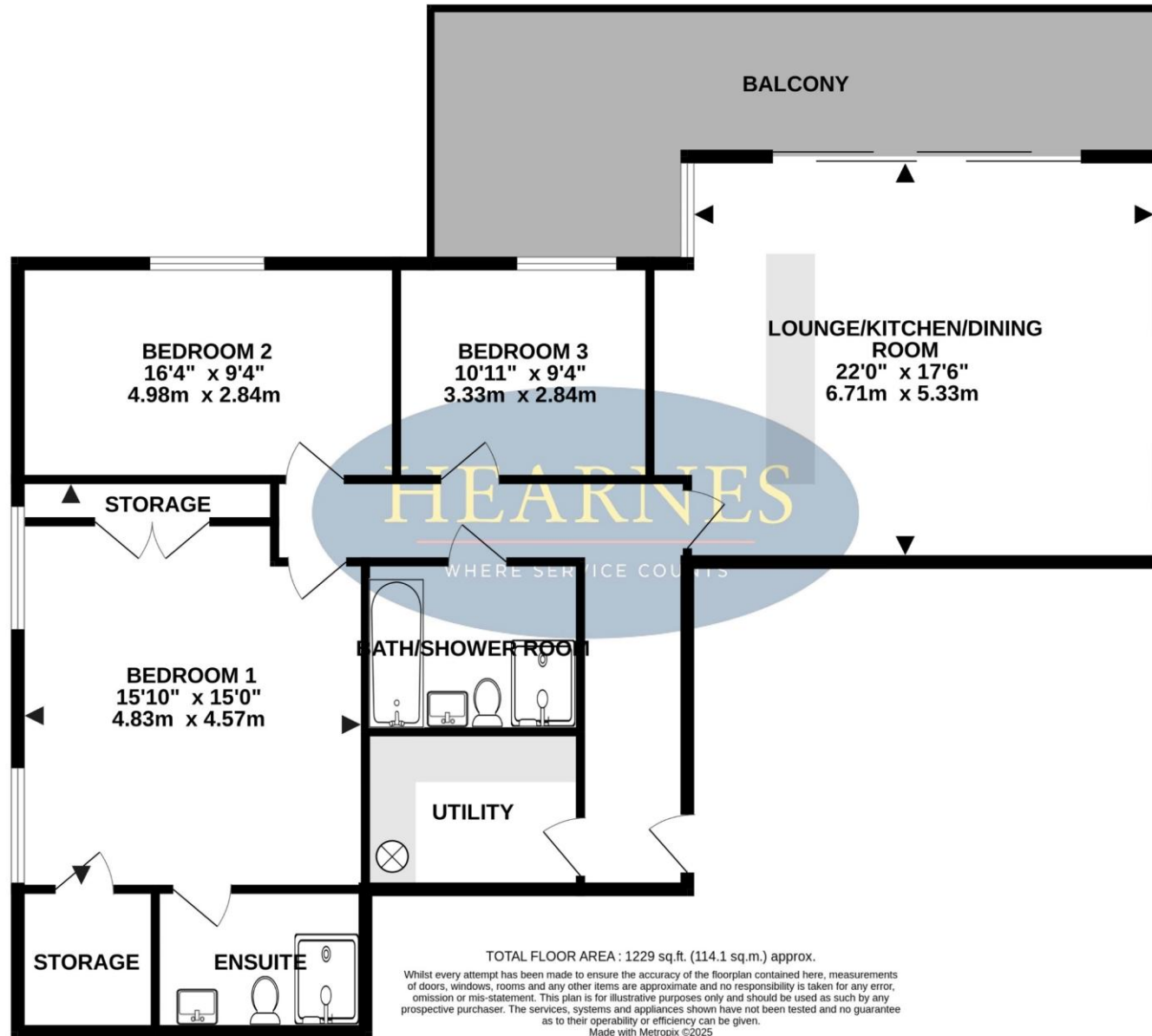
EPC RATING: B







FIRST FLOOR
1229 sq.ft. (114.1 sq.m.) approx.







Outside

- All residents have the use of the beautifully kept communal gardens
- The property is conveyed with two allocated parking spaces in a secure gated off road parking area

Further benefits include: builders warranty, electric under floor 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



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