



**Golf Links Road
Ferndown, BH22 8DA**

LEASEHOLD (SHARE OF FREEHOLD) GUIDE PRICE £350,000

“A 1,300sq ft ground floor garden apartment with a share of the freehold and single garage”

This superbly positioned and generous sized 2 double bedroom, 2 shower room, ground floor garden apartment has a 16' conservatory, overlooking communal gardens with a private patio area, single garage and a share of the freehold.

This 1,300sq ft garden apartment is situated in a sought after location approximately 400 metres from the club house of Ferndown's championship golf course. The property also now comes to market, offered with no onward chain.

- **A 1,300 sq ft two double bedroom ground floor garden apartment offered with no chain**
- **22' spacious** and impressive entrance hall with storage cupboard
- **24' x 18' L shaped lounge/dining room**, enjoying a dual aspect with feature fireplace. The lounge area has sliding patio doors leading out to a private westerly facing patio area. The **dining area** has French doors leading out to the conservatory
- **16' fully double glazed conservatory** with window blinds and double doors leading out onto the patio area
- **14' kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated Bosch double oven, electric hob and extractor canopy above, integrated Neff fridge, recess for fridge/freezer, recess and plumbing for washing machine and dishwasher, cupboard housing replacement wall mounted gas fired GloWorm boiler, water softener, double glazed door leading out onto a side path
- **Bedroom one** is a generous sized double bedroom, benefiting from fitted floor to ceiling wardrobes and mirrored sliding doors
- Spacious **en-suite** shower room finished in a white suite, incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity underneath, fully tiled walls
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors,
- Spacious **shower room** finished in a stylish white suite incorporating a good sized walk in shower area, pedestal wash hand basin, WC, fully tiled walls
- Accessed from the conservatory and lounge, there is a **westerly facing private patio area** which adjoins beautifully kept **communal gardens**. All residents have the use of the communal gardens
- The property is conveyed with a **single garage** located in a nearby block with electric door, light and power
- **Further benefits include;** double glazing, gas fired heating system, with replacement boiler, entryphone intercom system and the property now comes to market with **no forward chain**.

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

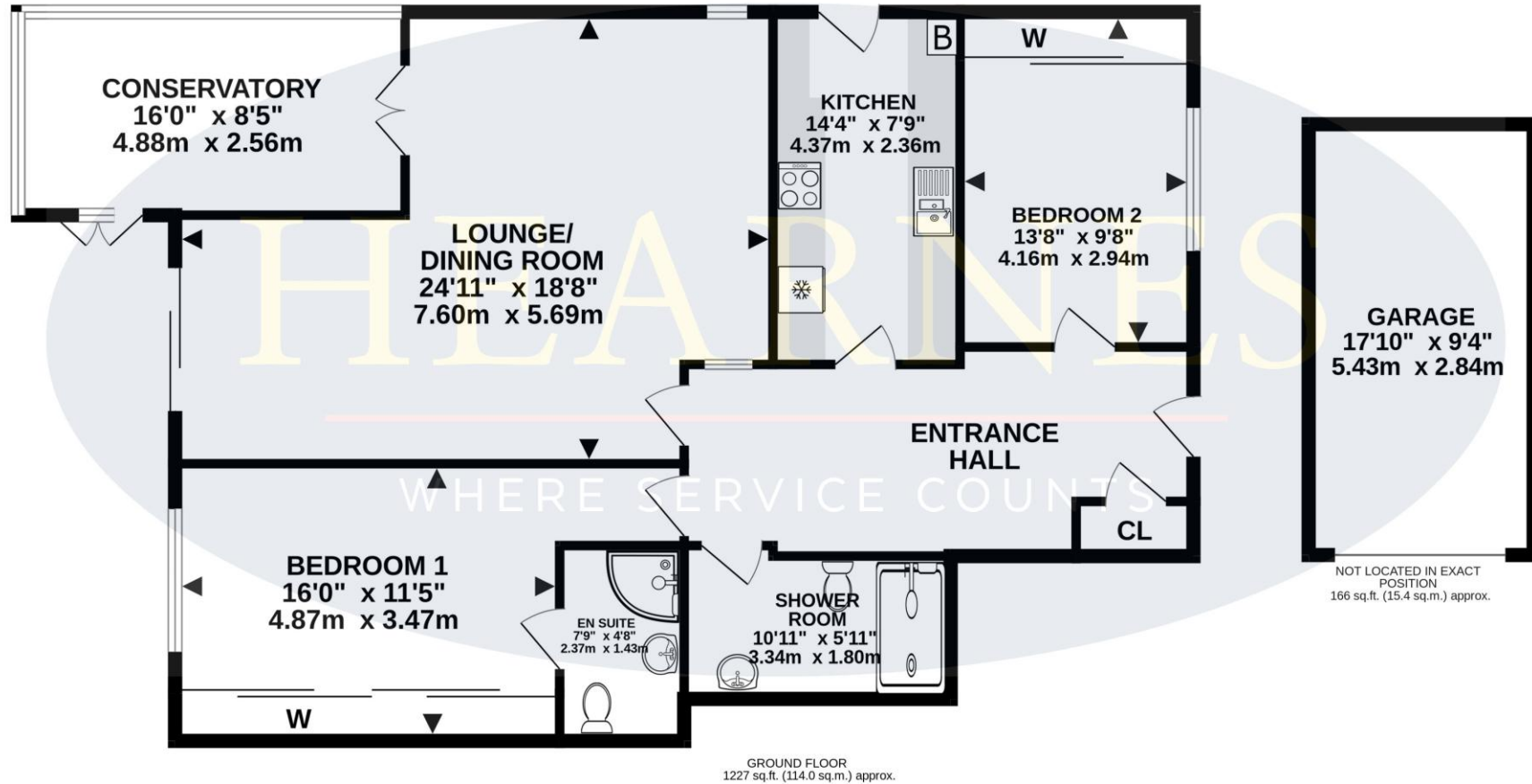
LEASE: 999 years from approx. 1990
MAINTENANCE: £2,000 Per annum
GROUND RENT: None
COUNCIL TAX BAND: E **EPC RATING:** C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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 : 1393 sq.ft. (129.5 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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