



HEARNES

WHERE SERVICE COUNTS

**Thomas Court, 14 Golf Links Road
Ferndown, Dorset, BH22 8BY**

LEASEHOLD PRICE

£489,950

“A stunning ground floor garden show apartment with its own private patio and allocated parking”

A beautifully finished and superbly positioned ground floor two bedroom, one bathroom, one shower room garden show apartment with its own private patio area and allocated parking. (The furniture could be included within the sale)

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

- **A stunning two double bedroom ground floor garden show apartment**
- **Impressive 29ft x 12ft entrance hall**
- **Utility cupboard** with tiled floor, pressurised hot water tank and space and plumbing for washing machine
- Stunning, open plan 22ft x 19ft **kitchen/breakfast/dining/lounge area** enjoys a dual aspect
- The **kitchen/breakfast area** has been finished with expensive Quartz worktops with matching upstands, a good range of base and wall units, an excellent range of integrated Bosch appliances to include oven, induction hob with extractor canopy above, fridge/freezer and dishwasher with a tiled floor
- **The lounge/dining area** has ample space for a dining table and chairs and large sofa with double glazed French doors leading out to the patio area
- **Patio area** there is a large private patio area which faces a westerly aspect, offers a good degree of seclusion. The patio adjoins the beautifully kept communal gardens
- **Bedroom one** is a generous size double bedroom
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good size separate shower cubicle with raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom
- Spacious and luxuriously appointed **family bathroom/shower room** incorporating a large separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, panelled bath, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- All residents have the use of the beautifully kept **communal garden**
- The property is conveyed with **one allocated parking space** in secure gated off road parking area
- **Further benefits include;** builders warranty, electric underfloor heating, double glazing and NO CHAIN
- An allocated and secure brick **built storage** shed with porcelain paved floor

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.

LEASE:	999 Years
MAINTENANCE:	£1,834.67 per annum, plus insurance at cost
GROUND RENT:	To be arranged

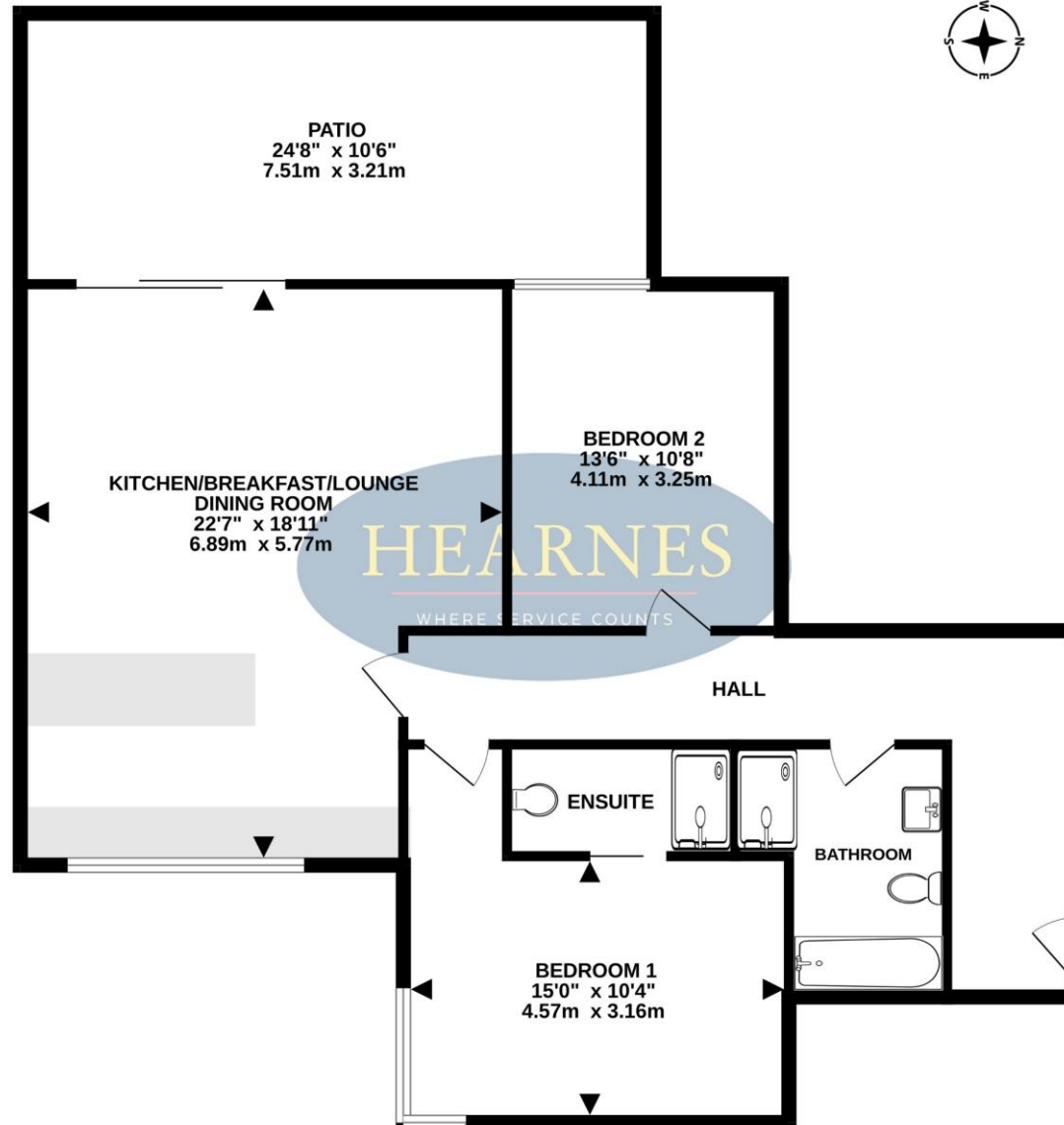
COUNCIL TAX BAND: E

EPC RATING: B



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.

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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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

