



HEARNES

WHERE SERVICE COUNTS

Fairway Point,
Golf Links Road, Ferndown, BH22 8BU

LEASEHOLD (Share of Freehold)

PRICE £375,000

“A generous sized and beautifully finished first floor apartment with a lift access, balcony and allocated parking”

This beautifully finished and well proportioned two double bedroom, one bathroom, one shower room first floor apartment has a lift access along with a Juliette balcony off the lounge area and an additional good sized balcony off bedroom two. The property also has allocated parking and use of the beautifully kept communal gardens.

Fairway Point is an exclusive development constructed by KLF Developments. KLF Developments are a local building company who pride themselves on building quality and bespoke homes for people who will enjoy living in for years to come.

The development sits proudly within stunning landscaped gardens with views over the 18th fairway on the prestigious Ferndown golf course. Golf Links Road is regarded as one of Ferndown's most prestigious locations.

- **A two double bedroom first floor apartment with a lift access and allocated parking**
- Impressive **communal entrance hall** with feature lighting, passenger lift and stairs to all floors
- **Entrance porch**
- **Entrance hall**
- Stunning 32' **kitchen/dining/lounge area**
- The **kitchen area** has been beautifully finished and was installed by Kitchen Elegance to incorporate a 20mm quartz worktop with upstands, integrated Siemens oven, combination microwave, hob, extractor and a Hotpoint washing machine, a good range of two tone base and wall units
- The **dining area** has ample space for dining table and chairs
- The **lounge area** has a box bay window with double glazed French doors opening out onto a Juliette balcony
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- Spacious **en suite shower room**, luxuriously appointed in a stylish white suite incorporating a good sized 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
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes and has double glazed French doors opening out onto a balcony
- Good sized **balcony** enclosed by a wrought iron balustrade enjoying a pleasant wooded outlook
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls and tiled floor
- All residents have the use of the beautifully kept **communal gardens**. There is **allocated parking** with an area designated for visitors parking, an allocated lockable storage area and communal bin unit
- **Further benefits** include a gas fired heating system with underfloor heating throughout, a builders warranty, Share of Freehold and a video entry intercom system to all apartments

Fairway Point is conveniently located for Ferndown's town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth airport is approximately 4 miles away whilst the town centre of Bournemouth is approximately 7 miles away with its award winning beaches. The clubhouse of Ferndown championship golf course is located approximately 300 metres away.

Lease: approximately 999 years

Maintenance charge: approximately £1,500 every 6 months

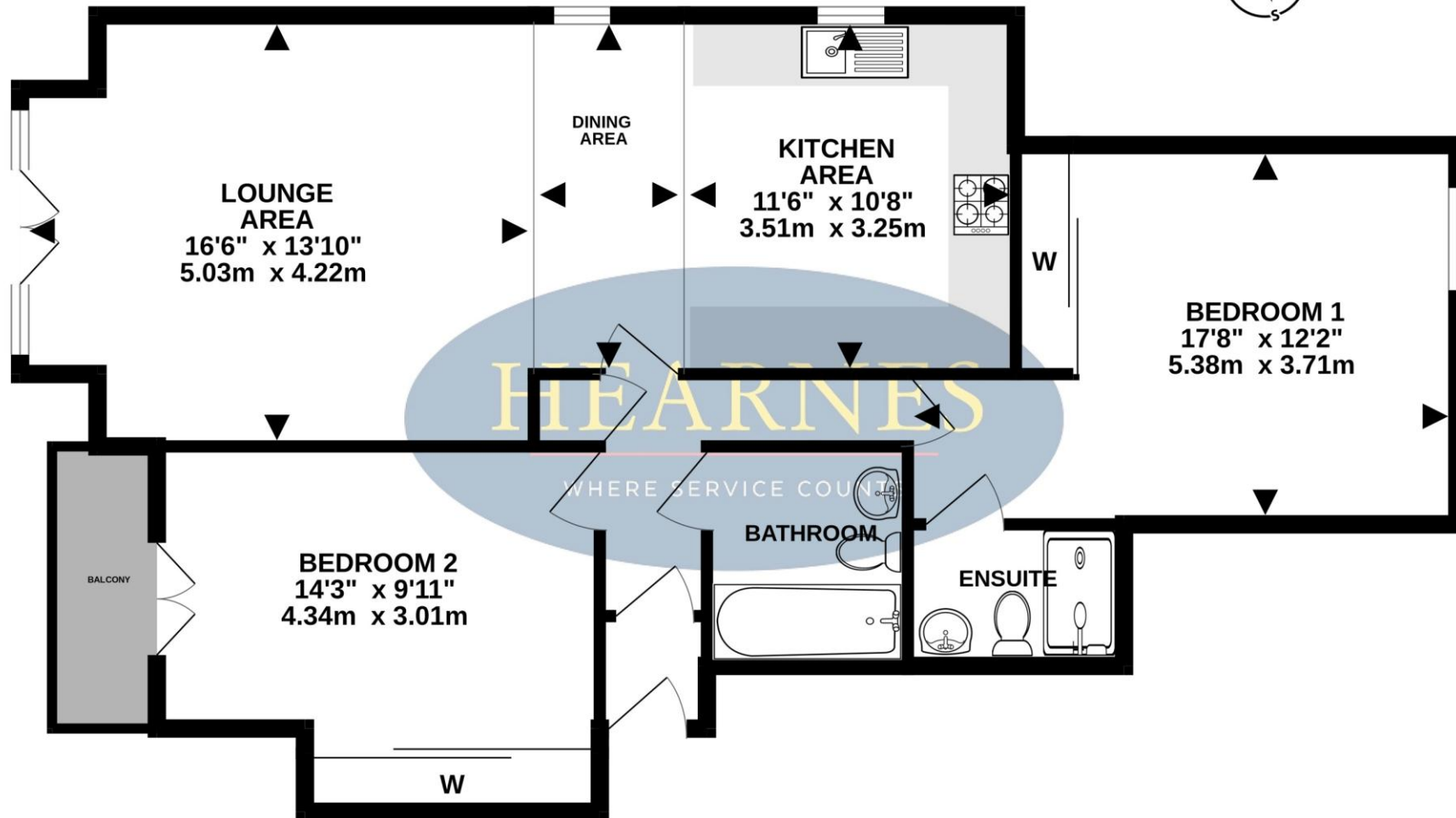
COUNCIL TAX BAND: E

EPC RATING: B

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.



FIRST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 926sq.ft. (86.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

