



**Hartshill Court, 104 Golf Links Road
Ferndown, Dorset, BH22 8DA**

LEASEHOLD (Share of Freehold) PRICE £400,000

“A spacious ground floor garden apartment with a double garage and a share of the freehold”

This superbly positioned and generous sized two double bedroom (former three bedroom) one bathroom, one shower room, three reception room ground floor garden apartment has its own southerly facing private patio area, a double garage and a share of the freehold.

This light and spacious garden apartment is arranged with the principal rooms overlooking a southerly facing private patio area which adjoins beautifully kept communal gardens. This particular apartment has the added benefit of a double garage and now comes to the market offered with no onward chain.

The apartment also enjoys a sought after yet convenient location approximately 100 metres from the Club House of Ferndown's Championship Golf Course.

- **Two double bedroom (former three bedroom) ground floor garden apartment with a double garage, a share of the freehold and no chain**
- Spacious **entrance hall**
- **Utility cupboard** with plumbing for a washing machine
- **Breakfast room** with an archway through to the dining room, double doors through to a lounge and a further door into the kitchen/breakfast room
- **17ft Modern kitchen/breakfast room** incorporating ample roll top work surfaces, a good range of base and wall units, low level breakfast table, integrated oven, hob and extractor, recess for a fridge, integrated freezer, attractive tiled splashbacks, tiled floor, wall mounted gas-fired Worcester boiler, window overlooking the communal gardens and door leading out to a southerly facing private patio area
- **20ft Lounge** with feature fireplace and sliding patio doors leading out to a patio
- **Dining room** (formerly a double bedroom) with a window to the side aspect and archway through to the breakfast room
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes with cupboards above and a dressing table
- Spacious **en-suite bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC, 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 with cupboards above
- **Shower room** incorporating a good sized shower cubicle, WC, wash hand basin with vanity storage beneath and partly tiled walls
- **14ft Southerly facing private patio** area which adjoins beautifully kept communal gardens
- All residents have use of the beautifully kept **communal gardens**
- Area designated for **visitors and residents parking**
- **Double garage** with light, power and a remote control up and over door

Further benefits include double glazing, a gas fired heating system and the property now comes to the market offered with no forward chain.

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away.

Maintenance: Approximately £2,000 per annum

Ground Rent: None

Lease: TBC

COUNCIL TAX BAND: D

EPC RATING: C

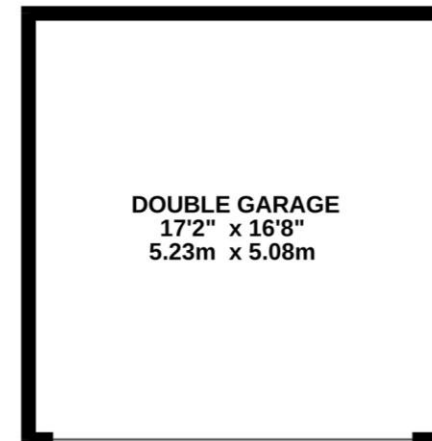
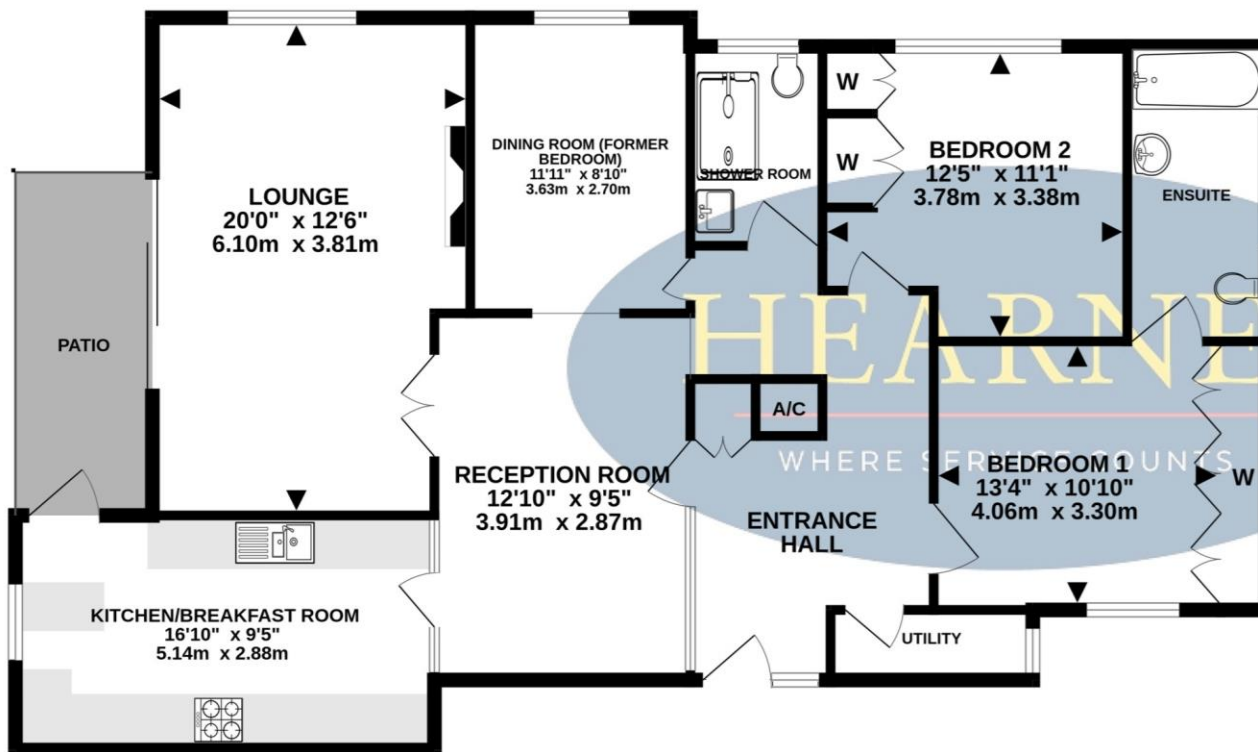
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

