



HEARNES
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**Golf Links Road
Ferndown BH22 8BZ**

LEASEHOLD (Share of Freehold)

PRICE £550,000

“A stunning and spacious first floor apartment with a westerly facing balcony and allocated parking”

This beautifully finished and superbly positioned three double bedroom, one bathroom, one shower room first floor apartment has a 13ft westerly facing and private balcony as well as a lift and allocated parking.

Apartment 5 forms part of a stunning new development of just 8 luxury apartments which are situated in arguably one of Ferndown's most sought after locations.

No expense has been spared with the overall finish which include underfloor heating, solar panels, alarm and video entry intercom system, beautifully finished and luxuriously appointed kitchens and bathrooms along with a 10 year ICW warranty.

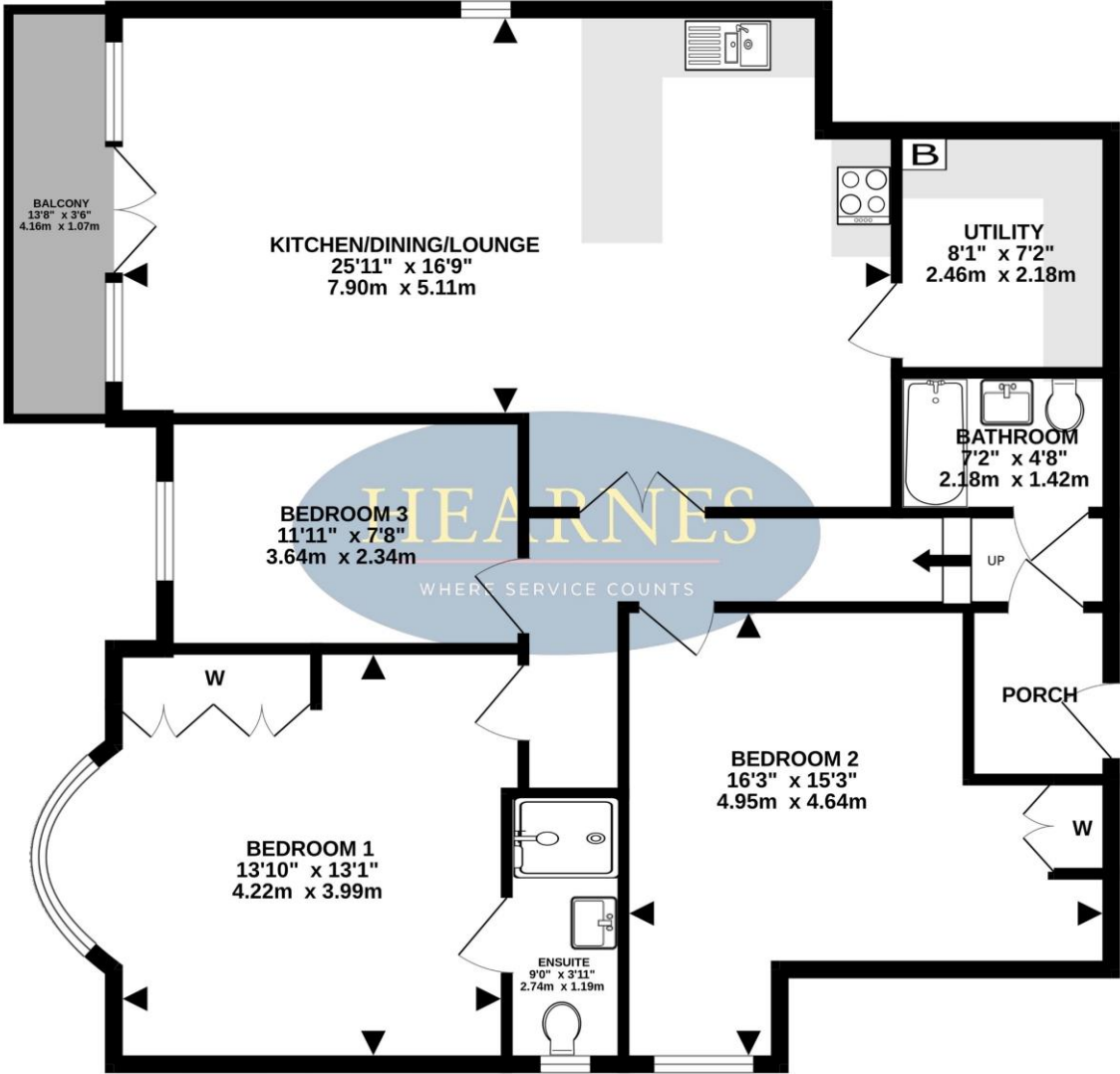
- **A luxuriously appointed 1,170 sq ft three bedroom first floor apartment with balcony, lift and allocated parking**
- **Communal entrance hall** with lift and stairs rising to the first floor communal landing
- **Spacious entrance hall** with double doors leading into the open plan kitchen/dining/lounge area
- **25ft x 16ft Open plan kitchen/dining/lounge** which undoubtedly has the 'wow' factor
- **Kitchen/dining area** has been beautifully finished with extensive marble worktops with matching upstands, the marble worktops continues round to form a breakfast bar with an inset sink with an excellent range of high quality Bosch integrated appliances to include oven, combination-microwave-oven, fridge/freezer, induction hob and dishwasher, ample space for dining table and chairs and a door leading through into the utility room
- **The lounge area** has double glazed French doors opening out onto the balcony
- **13ft Balcony** which faces a westerly aspect and overlooks the beautifully kept communal gardens
- **Good size utility room** also finished with marble worktops and upstands, base units, freestanding Bosch washing machine and condensing tumble dryer which could be included in the sale
- **Impressive master bedroom** with bay window offering a pleasant outlook over the communal garden and two fitted double wardrobes
- Luxuriously appointed and spacious **en-suite shower room** incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Bedroom two** is also a good size double bedroom benefitting from a fitted double wardrobe
- **Bedroom three** is again a double bedroom
- **Luxuriously appointed family bathroom** finished in a stylish white suite incorporating a panelled bath with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- The property is conveyed with **one allocated parking space**
- There is an area designated for **visitors parking**
- All residents have the use of the **beautifully kept communal gardens**
- Outside there is also a **private allocated lock up** providing a useful and secure storage space
- **Further benefits include:** double glazing, solar panels, underfloor heating, alarm and video entry intercom system and a 10 year ICW Warranty

LEASEHOLD: 999 Years
MAINTENANCE: £1,500
GROUND RENT: None
COUNCIL TAX BAND: t.b.c.
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
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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