

The Ferns,

90 Golf Links Road, Ferndown, BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A ground floor garden apartment with its own 23’ private patio, secure underground parking and no onward chain”

LEASEHOLD PRICE OIEO £475,000

This well proportioned and superbly positioned three bedroom, one bathroom, one shower room ground floor garden apartment has its own 23’ private patio area and secure underground parking.

The current owners have been in residence circa 10 years and the property now comes to the market offered with no onward chain.

The Ferns is an exclusive development which sits proudly on beautifully tendered park like grounds measuring approximately 0.7 of an acre. The location is without a doubt a superb feature. The Ferns is situated in a sought after premier road positioned opposite Ferndown’s championship golf course.

- **Three bedroom ground floor garden apartment offered with no onward chain**
- Good size **entrance hall** with coat cupboard and airing cupboard
- 17’ **Kitchen/breakfast room** incorporating ample rolltop work surfaces, a good range of base and wall units, excellent range of integrated appliances to include oven, combination oven, hob, extractor, fridge, freezer, washing machine and dishwasher, attractive tiled splashbacks, Karndean flooring, ample space for breakfast table and chairs, double glazed door leading out onto the patio area
- 24’ **Lounge/dining room** with double glazed French doors leading out onto the patio area, living flame log effect electric fire, ample space for dining table and chairs
- 23’ Private **patio area** enjoying a pleasant outlook over the beautifully kept communal gardens
- **Bedroom one** is a good size double bedroom
- **Dressing area** with two double and single fitted wardrobes
- **En-suite shower room** finished in a modern white suite incorporating a good size corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls and floor
- **Bedroom two** is a double bedroom with a fitted double wardrobe
- **Bedroom three** is a good size single bedroom with fitted floor to ceiling wardrobes with mirrored sliding doors
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, partly tiled walls, tiled floor
- **Further benefits** include double glazing, entry phone intercom system, security alarm, a gas fired heating system and the property is offered with no onward chain

Lease: 125 years from 2006

Maintenance Charges: Approximately £2,600 per annum

Ground Rent: Approximately £175 per annum

COUNCIL TAX BAND: E

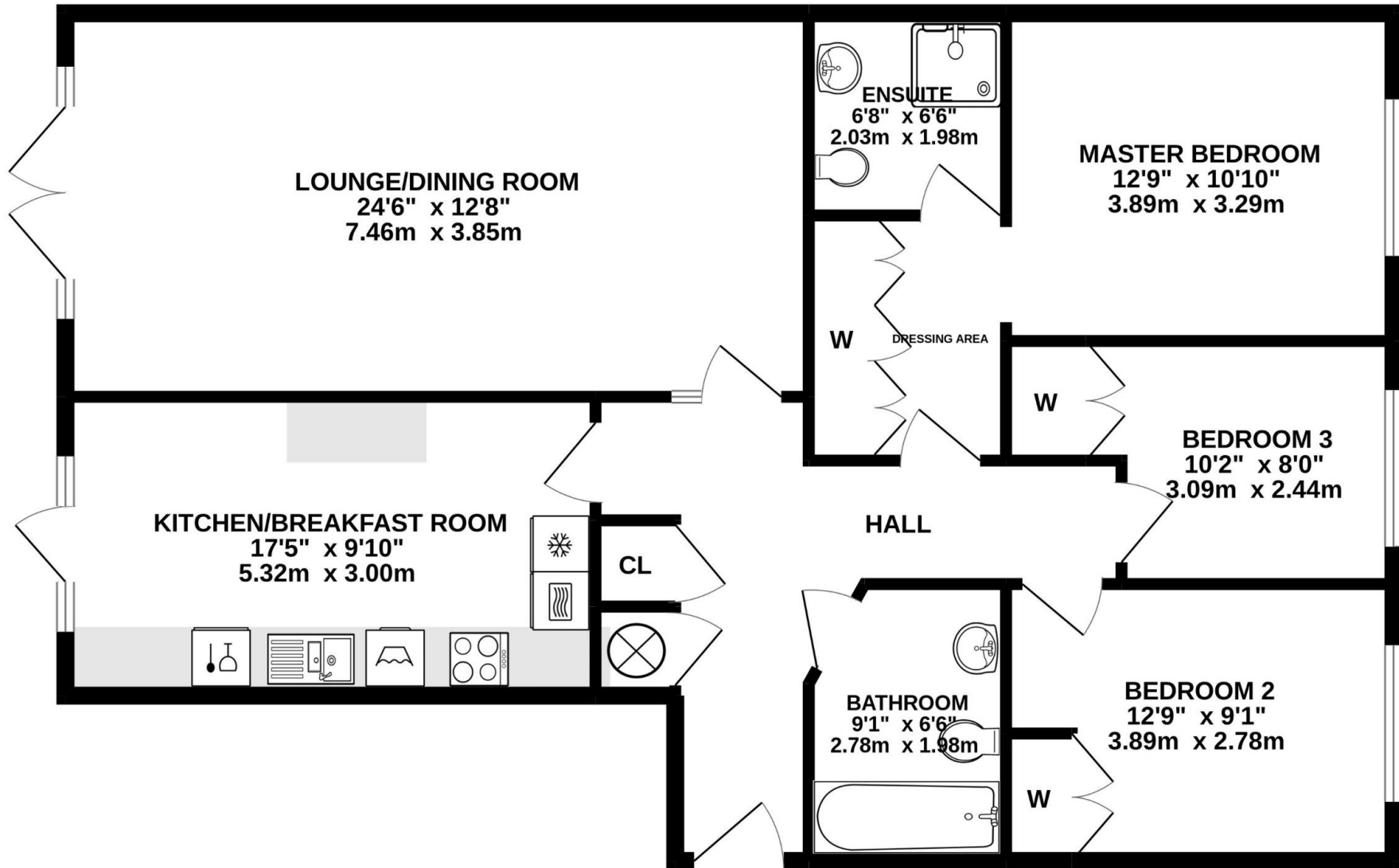
EPC RATING: C





TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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AGENTS NOTE: 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.





Outside

- Extensive and secure **underground parking**. This particular apartment has one allocated parking bay along with a lockable storage room
- Ample **visitors parking** accessed via a remote control gate
- All residents have the use of the beautifully kept **communal gardens**

Ferndown is located approximately 1 mile from Ferndown town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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