



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

# LEASEHOLD (Share of Freehold) GUIDE PRICE £240,000

***“A spacious ground floor garden apartment with private patio and a share of the freehold, approx. 75 metres from Ferndown’s Golf Club”***

This superbly positioned and generous sized two double bedroom ground floor garden apartment has a private patio area, single garage and a share of the freehold, whilst conveniently located approximately 75 metres from Ferndown’s Championship Golf Course.

This light and spacious ground floor garden apartment now comes to the market offered with no onward chain.

- **A two double bedroom ground floor garden apartment with a share of the freehold and no chain**
- Communal **entrance hall**
- **Private and spacious entrance hall** with coat cupboard and meter cupboard
- **Cloakroom** with WC and wall-mounted wash hand basin
- **Dining room** with ample space for a dining table and chairs and an archway through to the lounge
- **20ft Dual aspect lounge** with an exposed stone fireplace, picture window offering a pleasant outlook over the communal gardens and sliding patio doors leading out to a private patio area
- **Private patio area** offering an excellent degree of seclusion, with steps leading down to the beautifully kept communal gardens
- **Kitchen** incorporating roll top work surfaces, base and wall units, space for a fridge/freezer, recess and plumbing for a washing machine, recess for a condensing tumble dryer, integrated oven, grill, hob and extractor, cupboard housing a wall-mounted gas-fired boiler, fully tiled walls and a window to the front aspect
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes with cupboards above and dressing table, window overlooking the communal gardens and a door leading out to a private patio area
- **Bedroom two** is also a generous size double bedroom benefitting from a fitted double wardrobe with cupboard above and window to the side aspect
- **Shower room** incorporating a good sized shower cubicle, chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin and fully tiled walls
- **Separate cloakroom** with WC and wash hand basin
- All residents have use of the **beautifully kept communal gardens**
- **Garage** located in a nearby block, with light, power and a metal up and over door
- Area designated for **visitors and residents parking**
- **Further benefits** include double glazing, a gas-fired heating system, a share of the freehold and the property now comes to the market offered with **no forward chain**

Hartshill Court is located in a highly desirable location within Ferndown and is approximately 75 metres from Ferndown’s Championship Golf Course. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 2 miles away.

**Lease:** 999 years from 1971

**Maintenance:** Approximately £2,700 per annum

**COUNCIL TAX BAND: D**

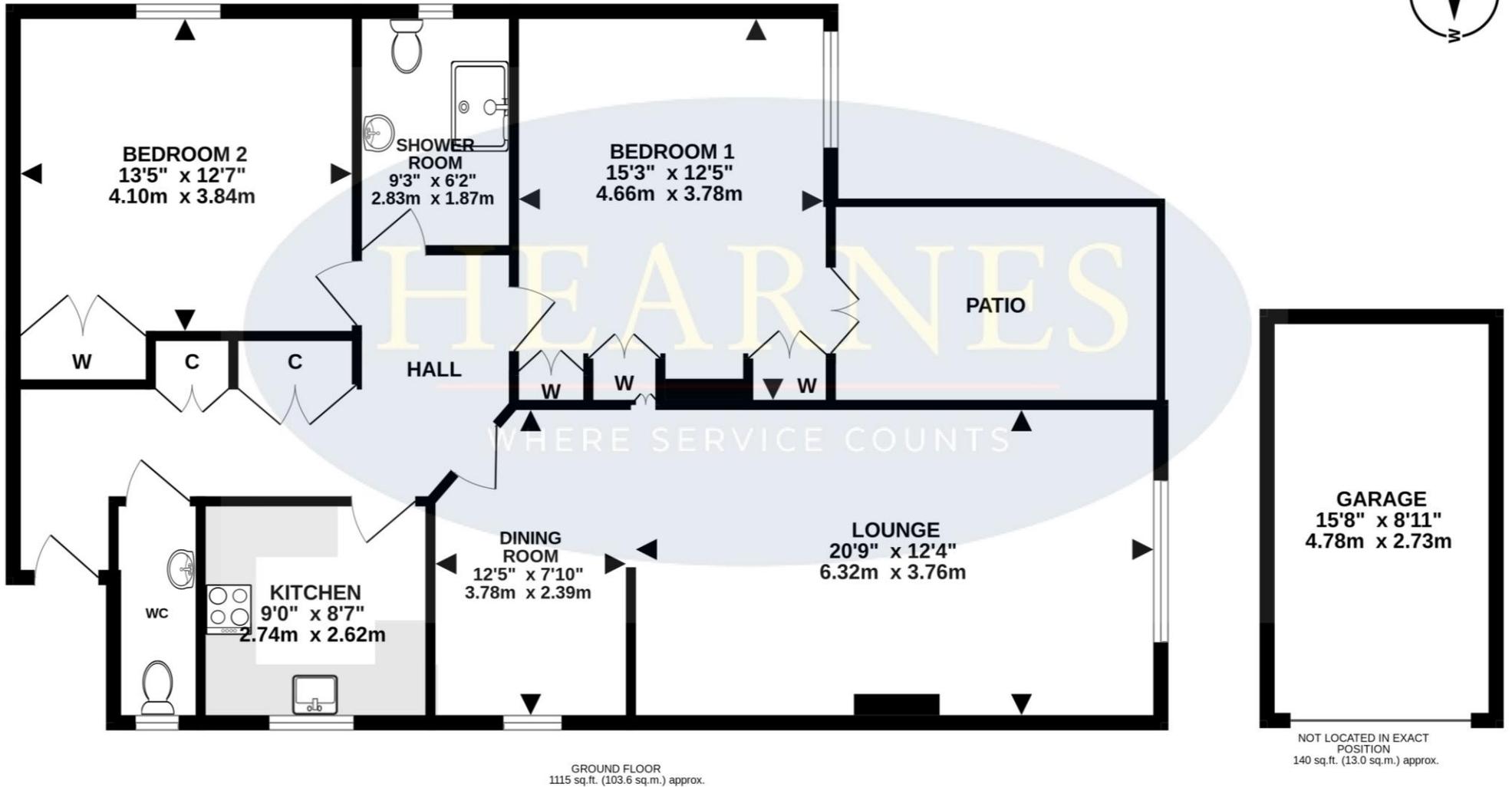
**EPC RATING: C**



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TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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