

Golf Links Road

Ferndown, Dorset BH22 8BY



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***“A unique ground and first floor duplex garden apartment
with its own 100ft westerly facing garden, share of the
freehold and no chain”***

LEASEHOLD (SHARE of FREEHOLD) PRICE £525,000

This is a rare opportunity to purchase a stunning, three double bedroom ground and first floor duplex apartment with two reception rooms, one bathroom, one shower room, its own 100 ft westerly facing enclosed garden, single garage and allocated parking space and a share of the freehold.

This individual property has accommodation arranged over two floors and forms the rear wing of an exclusive development with and enclosed garden situated within one of Ferndown's highly sought after and most prestigious locations.

- **A ground and first floor three double bedroom duplex apartment with its own westerly facing enclosed garden, single garage and share of the freehold**

Ground floor:

- **Communal entrance hall**
- **Entrance hall** with walk-in airing cupboard/drying room
- **Cloakroom** with WC and wash hand basin
- **16ft Dual aspect lounge** with French doors leading out onto a private patio area
- **13ft Modern kitchen/dining room** enjoys a triple aspect, double glazed French doors leading out onto the rear garden patio, an excellent range of integrated Miele appliances to include double oven, combination microwave oven, dishwasher, fridge and freezer with ample space for dining table and chairs and attractive tiled flooring
- Good sized **utility room** with integrated washer/dryer
- **Study** with a double glazed window to the side aspect

First floor:

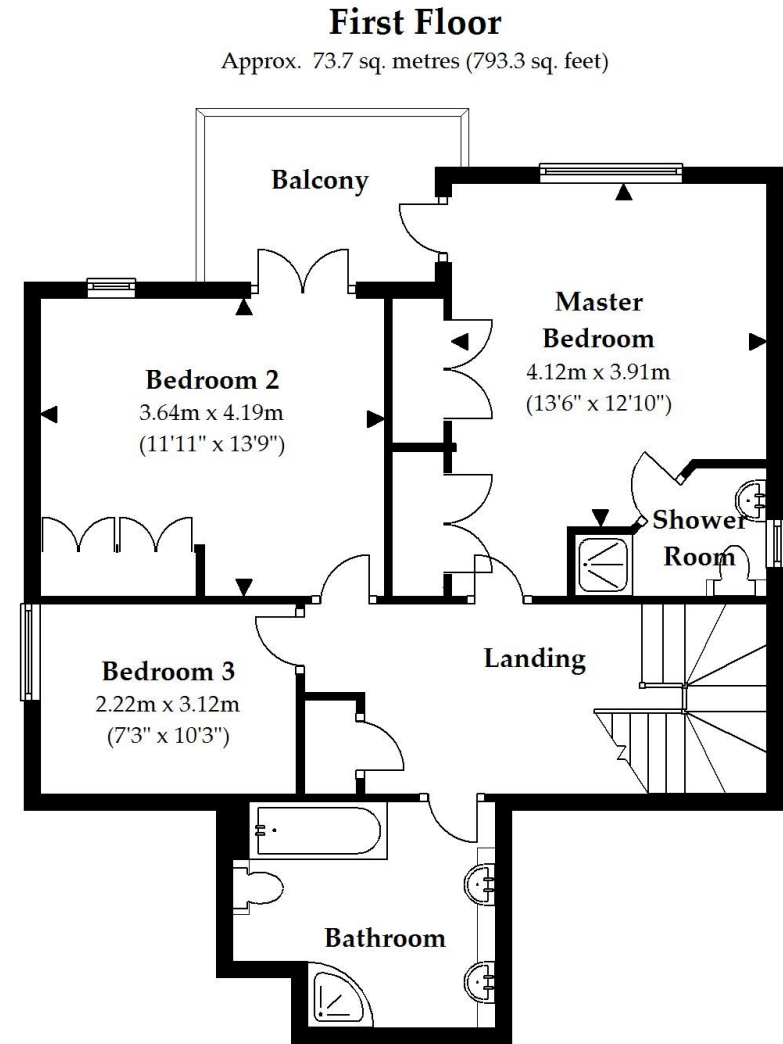
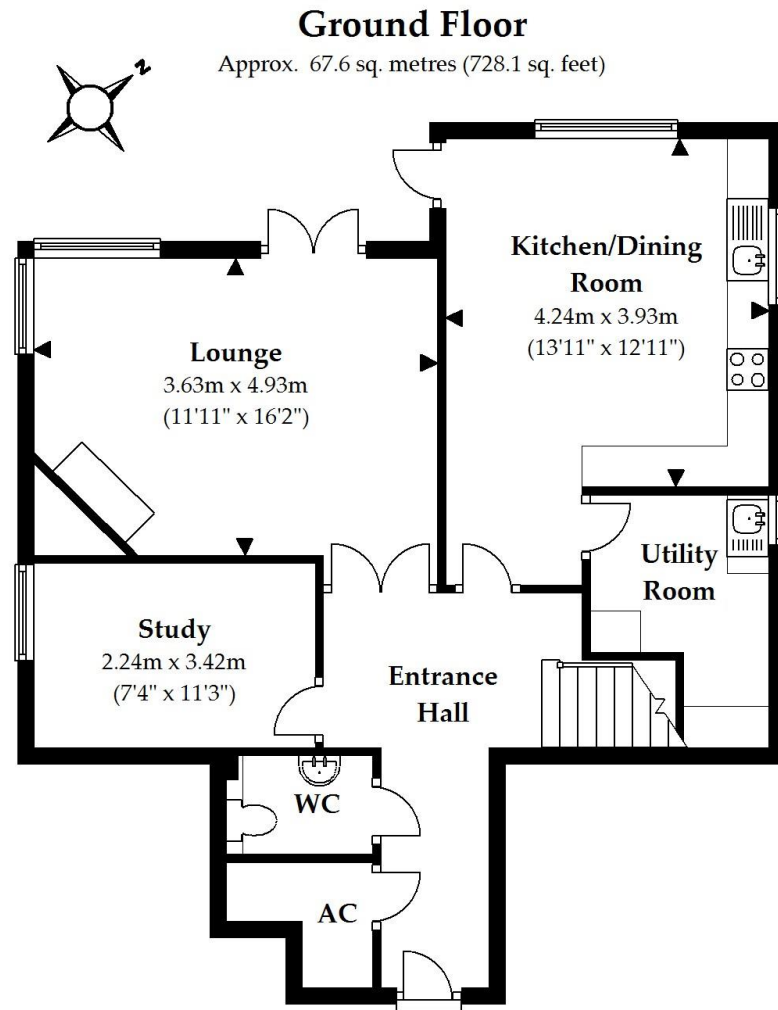
- **Landing**
- **The master bedroom** benefits from two fitted double wardrobes and a double glazed window benefitting offering a pleasant outlook over the immaculately kept gardens and a door leading out onto a balcony
- **Balcony** which measures approximately 9ft x 6ft and is fully enclosed by a glass balustrade and overlooks the beautifully kept gardens
- **En-suite shower room** finished in a white suite incorporating a large shower cubicle, WC, wash hand basin
- **Bedroom two** benefits from two fitted double wardrobes with drawer storage and also has the use of the balcony with a door providing access
- **Bedroom three** is also a good size double bedroom
- **Spacious family bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, separate shower cubicle, 'His & Hers' wash hand basins with vanity storage beneath, WC, attractive tiled walls and flooring

LEASEHOLD: 125 Years from 1st July 2003
GROUND RENT: None
MAINTENANCE: Approximately £2,338 per annum

COUNCIL TAX BAND: E **EPC RATING:** C







Total area: approx. 141.3 sq. metres (1521.4 sq. feet)

Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





Outside

- The private and fully **enclosed garden** is a particular feature as it can only be utilized by the residents of apartment 5
- **The garden** measures approximately 100ft x 75ft and is predominantly laid to lawn with a covered paved patio area adjacent to the rear of the property which can be accessed via the lounge and kitchen/dining room. There are **two paved seating areas** located within the garden and a useful **timber storage shed** along with a **timber summerhouse** including patio furniture and a side gate. The garden itself is fully enclosed by shrubs and fencing
- Electronically operated wrought iron gates open onto a **front courtyard** where there is one allocated parking space and an area designated with visitors parking
- The property is conveyed with a **single garage** which has a remote control up and over door, loft storage, light and power
- **Further benefits include;** double glazing, a gas fired heating system, security alarm, entryphone intercom system and no onward chain. There is a communal TV ariel which has SKY connection but at present not connected to apartment 5

Ferndown's town centre is located less than one mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship golf course, the club house of the golf course is located approximately half a mile away.



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