

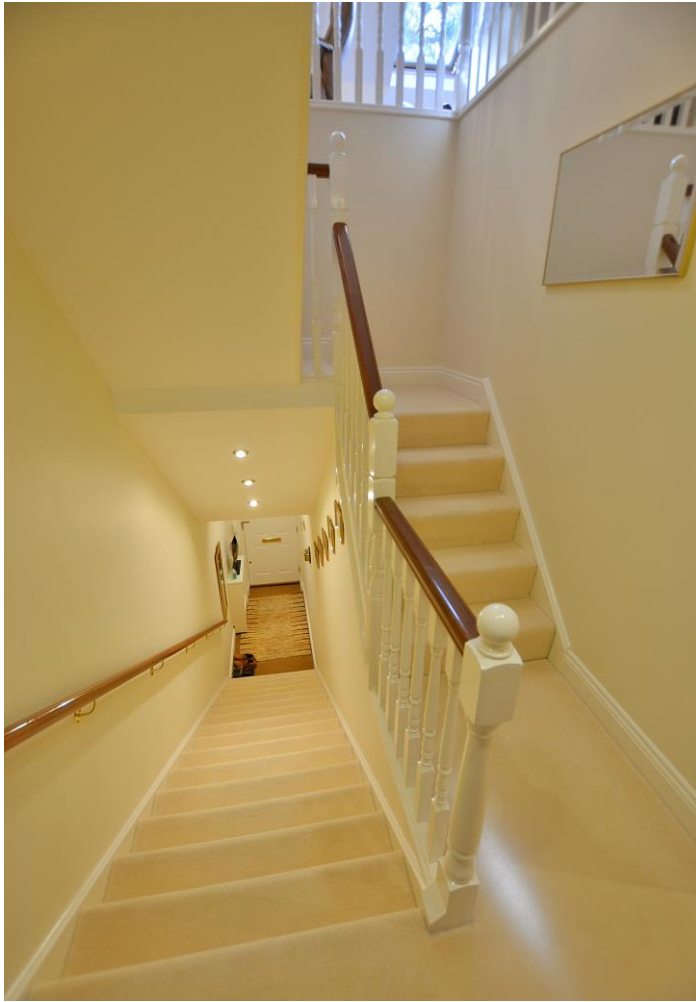
# St Katherines Court

Golf Links Road, Ferndown, Dorset BH22 8DH



**HEARNES**

WHERE SERVICE COUNTS



# ***“A 2,000 sq ft stunning duplex apartment with own private entrance, single garage, parking space & share of the freehold”***

## **LEASEHOLD (SHARE OF FREEHOLD) PRICE £495,000**

This impeccably presented and recently modernised three double bedroom, one bathroom, two shower en-suites, two reception rooms, duplex apartment has its own private entrance, a single garage, car parking space and share of the freehold.

This superbly positioned 2,000 sq ft duplex apartment offers light, versatile and spacious accommodation which is arranged over two floors. St Katherine's Court is located in one of the areas most prestigious locations only 300 metres from Ferndown's championship golf course.

- **Three double bedroom duplex apartment**

### **1<sup>st</sup> floor**

- **Private front entrance and stairs** leading up to an **impressive entrance hall**
- A superbly presented **dual aspect versatile lounge** offering delightful views over the beautifully manicured communal gardens
- A stunning modern and refitted **kitchen/breakfast room** with an excellent range of integrated NEFF appliances to include oven, microwave/second oven, dishwasher, induction hob, fridge/freezer, Elica integrated extractor fan, extensive granite worktops with built in drainer and a Franke integrated sink, tiled floor, space for breakfast table and chairs, three way mood lighting built in for the room
- Spacious, versatile **utility room** with an extensive range of modern and refitted storage units and an integrated second NEFF fridge/freezer along with space for washing machine and tumble dryer
- A well-appointed **main double bedroom** with fitted double wardrobes, drawer units and a spacious en-suite shower room
- The spacious and luxuriously appointed **en-suite shower room** incorporates a fitted shower area, sink, W/C, mirrored wall cabinet and tiled floor
- **Bedroom two** is an extremely large double bedroom which has been re-modelled with extensive range of floor to ceiling mirrored modern wardrobes, fitted drawer units and a recently built modern en-suite
- Modern **en-suite shower room** recently built incorporating a shower area, sink, granite worktop and mirrored wall cabinets plus three way mood lighting
- **Bedroom three** is also a re-modelled modern versatile double bedroom and is currently used as a dining room. Beautifully fitted modern storage units have been added together with an integrated retractable standard double bed unit
- A luxuriously appointed and remodelled modern main **family bathroom** incorporating a panelled bath, separate shower cubicle, sink, W/C, wall to wall mirrored cabinets, granite worktops, tiled floor, three-way mood lighting built into the room

### **2<sup>nd</sup> floor**

- Versatile and extremely spacious **reception room** which enjoys a dual aspect through two Velux windows. This room could be used as an additional sitting room, study or a fourth bedroom if required and comes with fitted wardrobes which have been added for storage
- **Further benefits** include double glazing, gas-fired central heating system and a front door entry phone intercom system

**Lease details:** 999 years from 1<sup>st</sup> January 2002

**Maintenance charge:** £475 per quarter

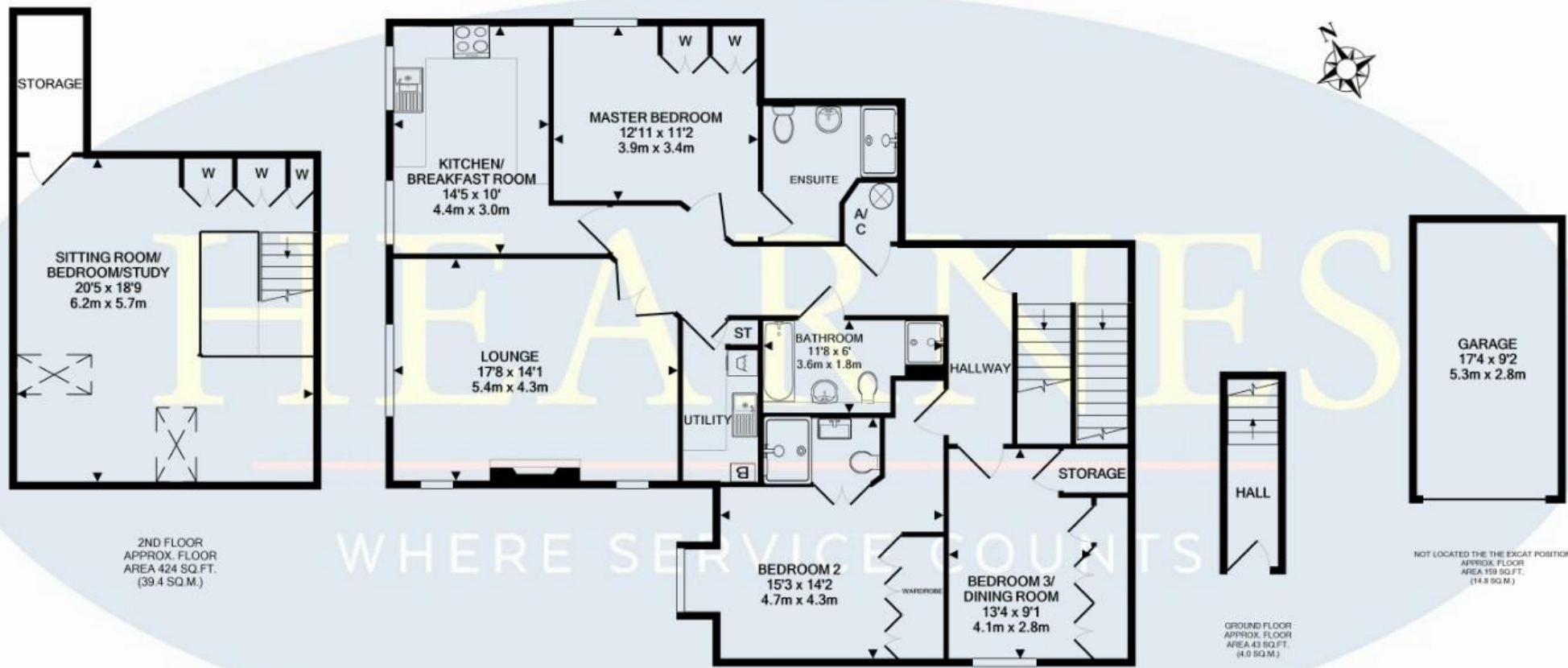
**Ground rent:** NONE

**COUNCIL TAX BAND: E**

**EPC RATING: C**







2ND FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1359 SQ.FT.  
(126.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1986 SQ.FT. (184.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOT LOCATED THE EXCAT POSITION  
APPROX. FLOOR  
AREA 159 SQ.FT.  
(14.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 43 SQ.FT.  
(4.0 SQ.M.)





## Outside

- **Communal gardens** surround the property, they are **immaculately maintained** and stocked with a large variety of plants, shrubs and trees as well as a **herb garden**
- **Large communal lawn** at the rear of the property and the whole estate offers a **good degree of privacy**
- **Patio/seating area** recently built and landscaped
- **Separate garage** with electric operated up and over door, lighting, electrical points and eaves storage
- Separate **allocated parking space**
- **Share of freehold**

Ferndown's town centre is a vibrant shopping centre with its independent shops and businesses complimented by national retailers such as Tesco's and Marks and Spencer's food hall. The town also hosts a championship golf course with 27 holes, ranked within the top 100 courses in the UK and Ireland. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown's town centre is located approximately less than 1 mile away.



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