



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD (Share of Freehold)

PRICE £325,000

“A well proportioned apartment with 15ft southerly facing balcony, single garage and share of freehold”

This immaculately presented and modernised (former three bedroom) two double bedroom, two shower room, two reception room first floor apartment has a 15ft southerly facing private balcony, single garage and share of freehold.

Hartshill Court is situated in one of Ferndown's premier roads. This light and spacious first floor apartment has been upgraded and improved by the current owner and is flooded with lots of natural light.

- **Two double bedroom (formerly three bedroom) first floor apartment**
- 32ft **Entrance hall** with walk-in store cupboard (formerly a cloakroom), coat cupboard and linen cupboard
- Generous size **lounge** with window facing a southerly aspect flooding this room with lots of natural light and also having an electrically operated and remote control sun canopy. Door leading out onto the balcony
- **Dining room** (formerly a bedroom) benefitting from fitted Hammonds wardrobes and sliding patio doors leading out onto the balcony
- 15ft Southerly facing **private balcony** with electronically operated remote control pull-out sun canopies and a tiled floor
- **Kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated Neff oven, grill and extractor, recess plus plumbing for washing machine and dishwasher, space for fridge/freezer, Karndean flooring, wall mounted Worcester Bosch boiler
- **Bedroom one** is a good size double bedroom benefitting from an excellent range of fitted Hammonds bedroom furniture to include three double wardrobes, bedside cabinets, window facing a southerly aspect with remote control pull-out sun canopy and a door leading out onto a balcony
- **En-suite shower room** refitted in a stylish white suite to incorporate a large walk-in shower cubicle, WC, wash hand basin with vanity storage below
- **Bedroom two** is a double bedroom also benefitting from an excellent range of fitted Hammonds bedroom furniture to include two single wardrobes, bed side cabinets and dressing table with an additional built-in double and single wardrobe
- Re fitted **shower room** finished in a stylish white suite to incorporate a large, walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- All residents have the use of the beautifully kept and private **communal gardens**
- The property is conveyed with a **single garage** located in a nearby block which has a remote control up-and-over door, light and power
- There is an area designated for **visitors and residents parking**
- Further benefits include **gas fired central heating system with replacement boiler, entryphone intercom system and double glazing**

Ferndown town centre is located less than one mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASEHOLD (Share of Freehold)

GROUND RENT:

MAINTENANCE:

COUNCIL TAX BAND: D

950 Years remaining on the lease

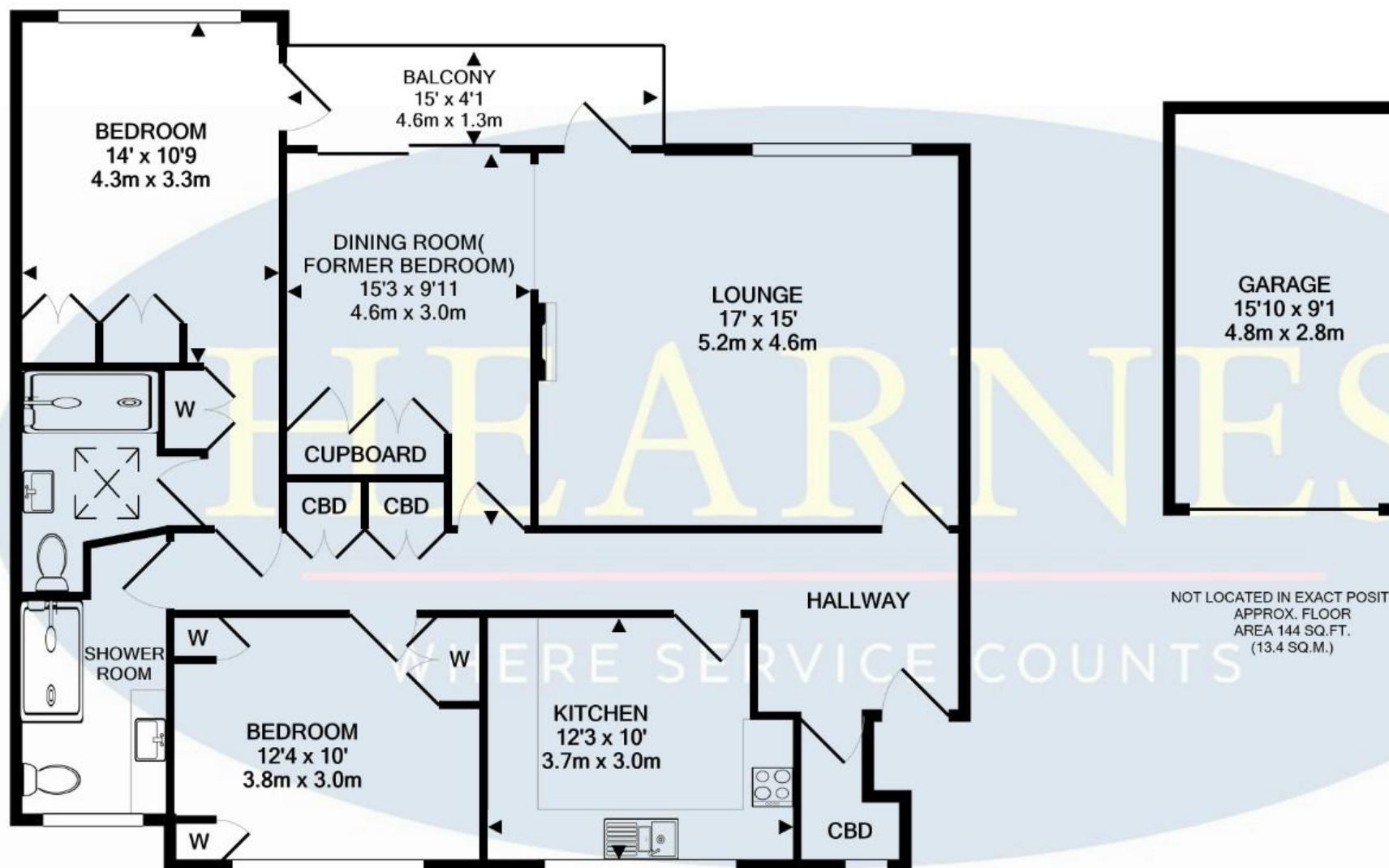
None

£2,000 Per annum

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 144 SQ.FT.
(13.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1143 SQ.FT.
(106.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal gardens