

Fernlea

30 Golf Links Road, Ferndown, Dorset BH22 8BY



HEARNES

WHERE SERVICE COUNTS



“A luxuriously appointed ground floor garden apartment of over 1,000 sq ft in a highly sought after premier road”

LEASEHOLD PRICE £420,000

This newly constructed and beautifully finished three bedroom, one bathroom, one shower room ground floor garden apartment has its own patio area with car port and private lockable store. Situated in immaculately kept private grounds of over ¾ of an acre, whilst enjoying one of the most prestigious roads in Ferndown.

Fernlea is a newly constructed development of 11 luxury apartment which have been built by Pennyfarthing, an award winning local renowned builder. No expense has been spared to the overall finish. All apartments come with a 2 year Pennyfarthing Customer Care Warranty along with a 10 year Premier Guarantee.

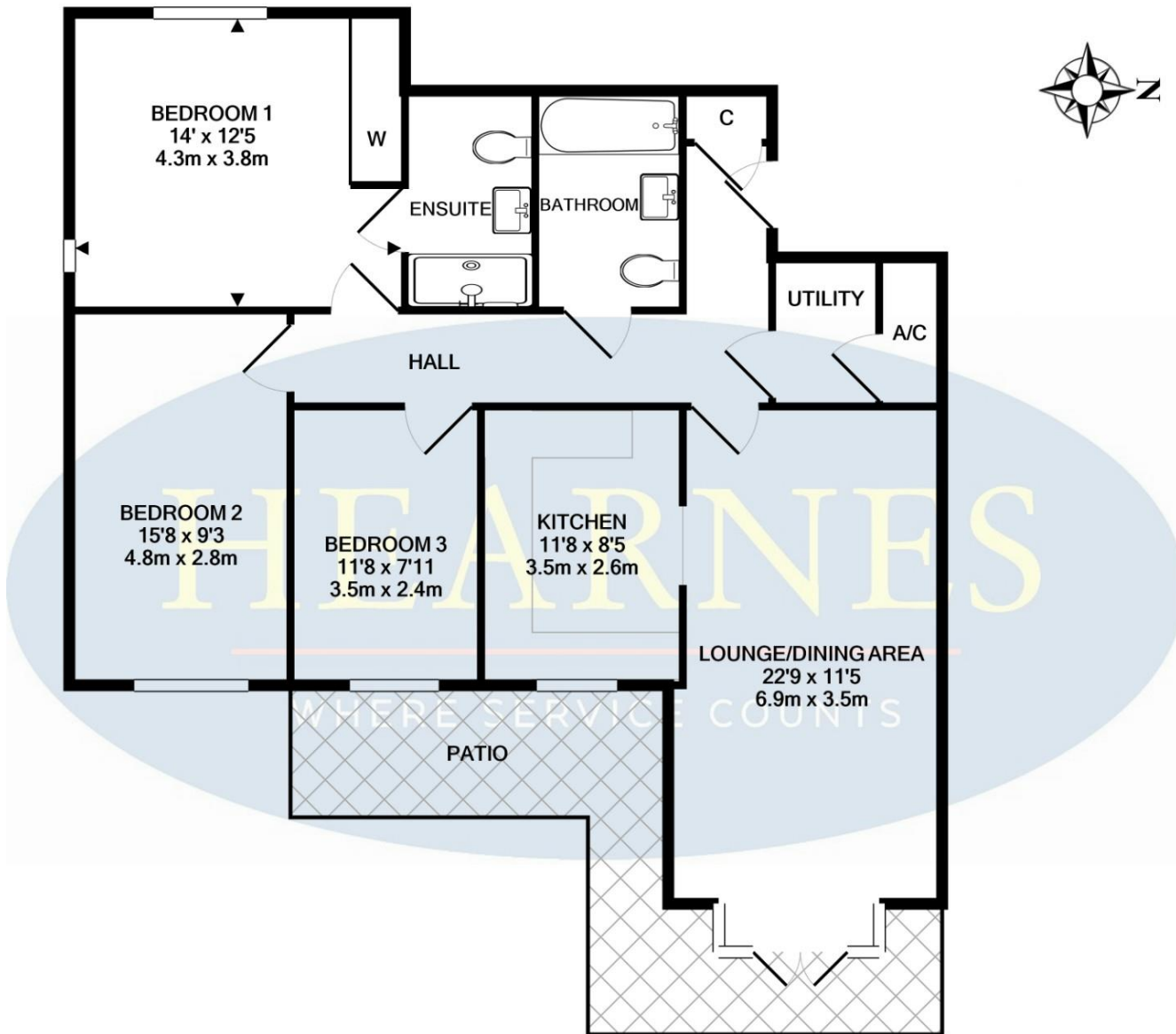
• **Three bedroom ground floor garden apartment**

- 21ft **Entrance hall** with coat cupboard
- 22ft **Lounge/dining room** with ample space for dining room table and chairs in the dining area, whilst the lounge area has a boxed bay window with French doors leading out onto a private patio area
- The **kitchen** is superbly appointed with extensive wood effect work surfaces, excellent range of base and wall units with underlighting and soft close cabinets and drawers. Integrated Neff combination oven, 5 ring Neff gas hob with extractor canopy above, Neff dishwasher and integrated fridge/freezer. Cupboard housing wall mounted gas fired Worcester Bosch boiler, ceramic tiled floor
- **Utility room** with recess and plumbing for washing machine, wood effect work surfaces, ceramic tiled floor
- Generous sized and dual aspect **master bedroom** enjoying a pleasant outlook over the communal garden. Fitted floor to ceiling wardrobes with mirrored sliding doors
- Spacious and luxuriously appointed **en-suite shower room** finished in a white suite to incorporate a double width shower cubicle with glass sliding doors, wash hand basin with vanity storage beneath, WC, ceramic tiled floor
- 15ft Guest **double bedroom** with window to the front aspect
- The **third bedroom** is a large single bedroom with a window to the front aspect
- Sumptuously appointed **family bathroom** finished in a contemporary style white suite to incorporate a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, ceramic tiled floor

LEASEHOLD: Approximately 125 year lease
MAINTENANCE: £1,395 Per annum
GROUND RENT: £395 Per annum
COUNCIL TAX BAND: tbc **EPC RATE:** tbc







TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 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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Communal grounds





Outside:

- All residents have the use of the beautifully kept and secluded **communal gardens** which measure 0.87 of an acre
- Large expanse of lawn located to the rear of the building which faces a westerly aspect and also offers a good degree of privacy
- Further benefits include a **modern security video entry system and a gas fired central heating system with an energy efficient boiler**
- This particular apartment is conveyed with a **car port and a private lockable store**

'Fernlea' is superbly and conveniently located for both Ferndown town centre and Ferndown's Championship Golf Course, the club house of the golf course is located approximately 900 metres away

Ferndown town centre is located approximately 1 mile away. The town centre has a good selection of restaurants, coffee shops and a post office, pharmacy and banks. Ferndown also has a Marks & Spencer Simply Food Hall.



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