



HEARNES
WHERE SERVICE COUNTS

Lustrum Hall,
32 Golf Links Road, Ferndown, BH22 8BY

LEASEHOLD (SHARE OF FREEHOLD) PRICE £379,950

“A ground floor garden apartment with a patio, single garage and share of freehold”

A generous sized and immaculately presented three bedroom, two bathroom ground floor apartment with its own private patio and a single garage.

Lustrum Hall is an exclusive development in one of Ferndowns most sought after locations. This beautiful apartment has the added benefit of the share of the freehold.

- **Three bedroom ground floor garden apartment**
- **Large entrance hall**
- **21' Sitting room/dining room** with large bay window and French doors leading out to a private patio area
- **Kitchen/breakfast room** beautifully finished with extensive granite work surfaces, an excellent range of integrated appliances to include 5 ring gas hob with extractor canopy above, double oven, combination microwave, washer dryer, dishwasher, fridge and freezer. Tiled flooring and window facing a southerly aspect
- **Master bedroom** with an excellent range of fitted bedroom furniture to include two double wardrobes and a single wardrobe
- Spacious **en-suite bathroom/shower room** finished in a stylish white suite incorporating a panelled bath with large separate shower cubicle, fully tiled walls and flooring
- **Bedroom two** is a good sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom three** is a good sized single bedroom (currently being used as a dining room)
- Main **family bathroom** finished in a modern white suite incorporating a panelled bath with shower over and glass shower screen, fully tiled walls and flooring
- Single **garage** located in a nearby block with a remote control up and over door and electric
- One allocated **parking space**
- Area designated for **visitors and residence parking**
- Beautifully manicured **communal gardens** amongst a stunning pine setting
- **Further benefits** include video phone entry intercom system, security alarm, double glazing and a gas fired heating system
- The property could also be offered with **no onward chain**

Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, recreational and leisure facilities.

Lease: 125 years from 2006

Maintenance Charge: £953 half yearly

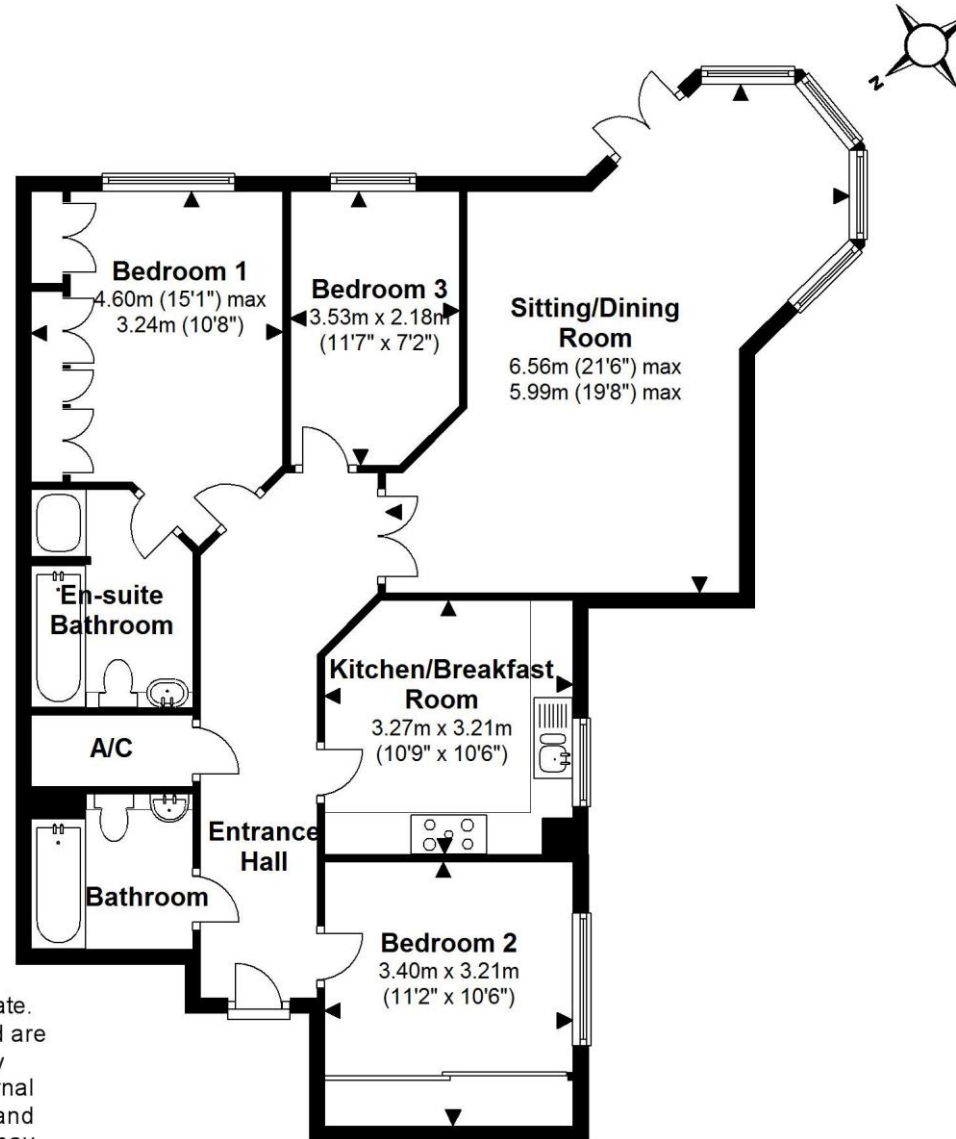
COUNCIL TAX BAND: E EPC RATING: C

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



Ground Floor

Approx. 92.9 sq. metres (999.9 sq. feet)



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings, unheated and external spaces are included in the floor and grand total areas. Outbuildings may not be positioned correctly.

LJT Surveying Ringwood

Total area: approx. 92.9 sq. metres (999.9 sq. feet)



390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

