



HEARNES

WHERE SERVICE COUNTS

**Fairway Point, 93 Golf Links Road
Ferndown, Dorset BH22 8BU**

LEASEHOLD (Share of Freehold)

PRICE £375,000

This simply stunning and superbly positioned two double bedroom, two bathroom ground floor garden apartment with a stunning open plan kitchen/living room/dining area, two private patio areas, allocated parking and is sold with a share of the freehold.

Fairway Point is an exclusive development by KLF Developments. KLF are a local building company who pride themselves on building quality and bespoke homes that people will enjoy living in for years to come.

Fairway Point has retained architectural elements that make the area special, whilst also embracing modern elegance to ensure it is truly one of a kind combining a fusion of classic and contemporary design.

The development sits proudly within stunning landscaped gardens, with views over the 18th Fairway of the prestigious Ferndown golf course and enjoying on of Ferndown's most prestigious roads, Golf Links Road.

- Impressive **communal entrance hall** with feature lighting, a passenger and a staircase to all floors
- Wood finish entrance door giving access to a **good sized entrance hall**
- Light and spacious **open plan kitchen/dining room/living room**
- The **kitchen area has been beautifully finished** and was installed by Kitchen Elegance to incorporate a 20 mm white quartz work surface with upstands, integrated Siemens oven and combination microwave, tall standing integrated fridge/freezer, Le Mans corner storage and under cupboard LED task lighting
- The **living room/dining area** has ample space for a dining table and chairs and double glazed French doors leading out to a private patio area
- **Master bedroom** with a fitted wardrobe and double glazed French doors leading out to the communal garden and an area of private patio
- **En-suite shower room** luxuriously appointed in a Hansgrohe and Duravit sanitary and brassware, porcelain tiled walls and flooring, feature LED spotlight both at a low level and in alcoves that are activate by a motion sensor, 60cm base and vanity unit with storage, illuminated mirror with cool and warm white lighting, shaver socket and demista pad
- **Guest double bedroom**, also with a fitted wardrobe
- **Sumptuously appointed bathroom** finished in Hansgrohe and Duravit sanitary and brassware, porcelain tiled walls and flooring, feature LED spotlight both at a low level and in alcoves that are activate by a motion sensor, 20cm base and vanity unit with storage, illuminated mirror with cool and warm white lighting, shaver socket and demista pad
- **Landscaped communal gardens** designed by an award winning landscape architects JPS
- **Allocated parking space** and an area designated for visitors parking
- **Allocated storage area**
- Communal bin unit
- Underfloor heating, 10 year Advantage Structural Warranty, share of freehold and a Video entry system to all apartments

Fairway Point is just a short walk to Ferndown's town centre with its wide selection of shopping, leisure and recreational facilities. Bournemouth Airport is approximately 4 miles away, whilst the town centre of Bournemouth is approximately 7 miles away with its award winning beaches. The Club House at Ferndown's Championship golf course is approximately 300 metres away.

Lease: 999 years

Maintenance: Approximately £1,200

COUNCIL TAX BAND: TBC

EPC RATING: B

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.

“Luxuriously finished ground floor garden apartment with two private patio areas”





FAIRWAY POINT



Apartment 2
902 sq ft

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

