

Local expertise with powerful national marketing

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GREENSIDE, 35 GOLF LINKS ROAD

FERNDOWN, BH22 8EZ

GREENSIDE  
35 GOLF LINKS ROAD







# GUIDE PRICE £350,000

- NO CHAIN
- FABULOUS SPACIOUS GROUND FLOOR APARTMENT
- 3 GENEROUS BEDROOMS
- 2 MODERN BATH/SHOWER ROOMS
- 2 PRIVATE PATIOS
- LOVELY FITTED KITCHEN
- GCH & DOUBLE GLAZING
- SECURE UNDERGROUND PARKING & VISITOR SPACES

A fantastic position backing onto the 16th fairway of Ferndown Golf Course, secure underground parking and no forward chain, are just a few features of this beautifully presented apartment. Located on the ground floor of the prestigious Greenside development, this spacious property has three generous bedrooms (2 with built-in wardrobes) and two contemporary style bath/shower rooms (one en-suite). It also benefits from a well planned modern fitted kitchen with solid granite worktops and integrated appliances.

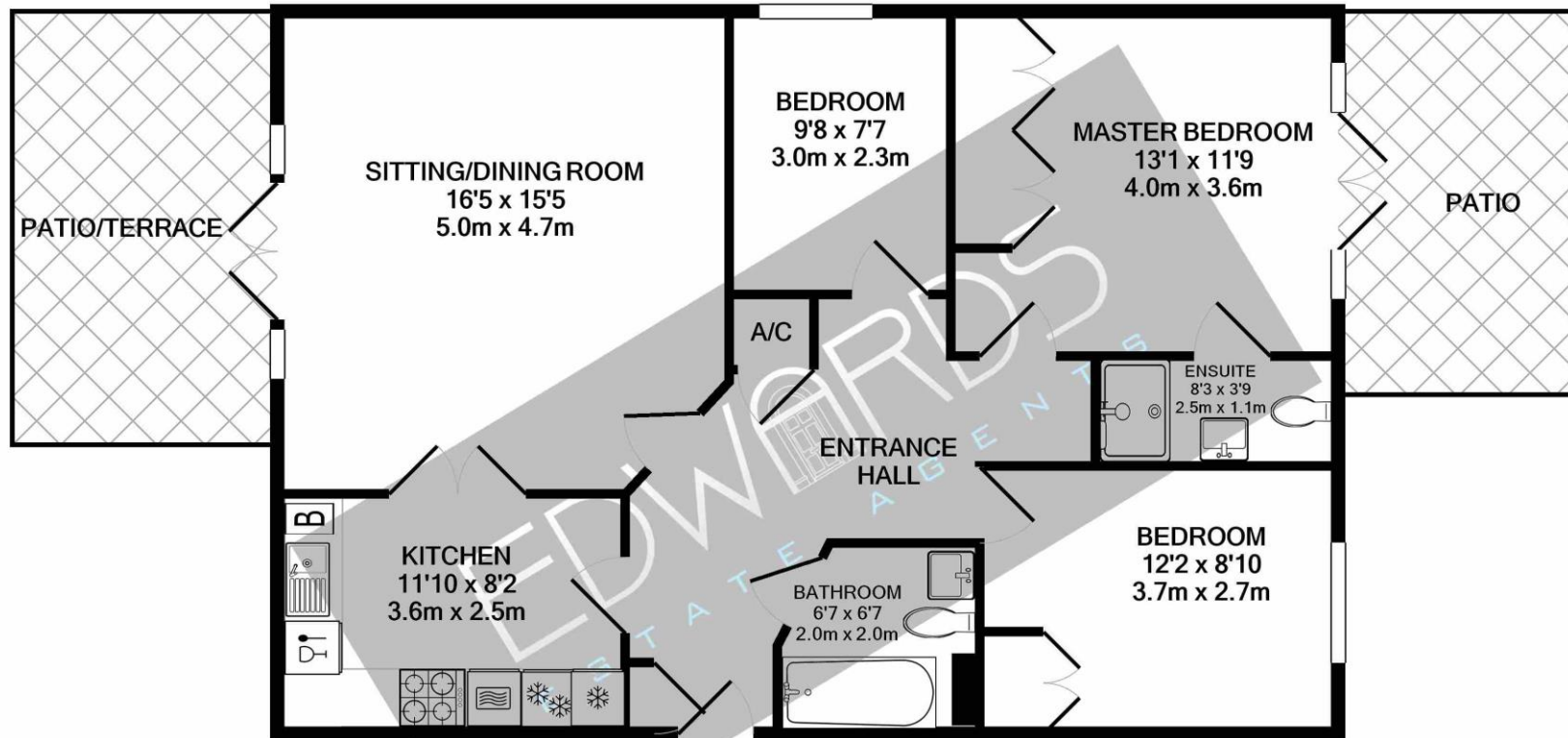
From the kitchen twin glazed doors open out into a wonderful cosy sitting/dining room. This room enjoys private and peaceful views to the rear over the mature and well tended gardens. A block paved driveway sweeps down into the secure underground parking area where you have additional secure storage for bikes etc. A large single bay is allocated to apartment 3.

Completed in 2010 Greenside is a beautifully appointed purpose built development of high quality apartments serviced by a lift (which also goes down to the car park). It also benefits from additional surface level visitor parking. Energy Performance Rating: TBC

LEASEHOLD 155 YEARS FROM 2010 maintenance £1700 approx, Ground Rent £250 approx. per year (2019).



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TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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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