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GOLF LINKS HOUSE
GOLF LINKS ROAD FERNDOWN, BH22 8BY



PRICE GUIDE £495,000

An impressively spacious and beautifully presented three bedroom, two bathroom first floor (top) flat with a balcony providing a wonderful view towards Ferndown Golf Course. Exclusive, small, gated development in Golf Links Road with a garage plus allocated parking and share of freehold.

A communal security entrance door leads you into the communal entrance hall where stairs or a lift will take you up to the first floor. Outside to the front is level access to the building with no steps.

A personal front door with spyhole leads you into the spacious entrance hall where you can find a doubled doored storage cupboard with shelving and an airing cupboard housing the hot water tank.

The living room is located to the front of the flat and has French doors and windows that invite you out to the balcony which is enclosed with glass panels and provides a view to the front aspect with views of the championship golf course in the distance. Further window to the side aspect ensures that the living room is a light and bright living space. The focal point to this room is the feature decorative fireplace with inset electric fire.

The Kitchen breakfast room has a tiled floor and is finished with a range of stylish quality floor and wall mounted units with complementing work surfaces and tiling to splashback areas. Ample space for a table and chairs, integrated electric fan assisted double oven and grill, microwave, four ring gas hob with pull out cooker hood over, washer/dryer, fridge and freezer, a cupboard also conceals the Vaillant gas fired central heating boiler. Window to the side aspect.

Bedroom one is exceptionally spacious and is fitted with an extensive range of quality fitted bedroom furniture comprising of wardrobes, nest of drawers, bed side cabinets and a designated dressing table area. The bedroom features an arched window to the front aspect with distant views of the golf course. This room also enjoys the luxury of a fully tiled ensuite shower room with an extra-large shower cubicle, vanity storage unit with inset wash hand basin and concealed low flush wc, upright ladder style radiator.

Bedroom two is also a very generous double bedroom with the benefit of fitted built in wardrobes, window to the rear aspect.



Bedroom three/dining room or study is also a good double bedroom window to side aspect.

The apartment is served by the main bathroom which again is very luxurious with tiling to walls and floor, four-piece suite comprising of a bath and separate shower cubicle, vanity storage unit wash hand basin and concealed low flush wc.

Outside, Golf Links House is an exclusive gated development with remote controlled entrance security gates. A single garage in a small block is conveyed with the flat which has a remote controlled up and over door and a pitched roof providing storage facilities, lighting and a power points.

As well as the garage the flat enjoys the benefit of an allocated parking space plus there is further visitors and residents parking on a first come first serve basis. The flat also enjoys the benefit of a share of the freehold. Beautiful well-maintained communal grounds.

This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than half a mile away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, sports centre and other recreational facilities.

Lease: - SHARE OF FREEHOLD

Service charge currently £1,577 per annum

EPC Rating: TBC

Council Tax Band: E



Golf Links Road, Ferndown, BH22

Approximate Area = 1424 sq ft / 132.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2022. Produced for Edwards Estates Ltd. REF: 864025



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