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LINTON LAWNS  
FERNDOWN, BH22 8BX



# OFFERS IN EXCESS OF £550,000

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This exceptionally SPACIOUS and beautifully presented three double bedroom first floor apartment offers approx. 2,000 sq ft of living space with a BALCONY providing stunning views over FERNDOWN'S CHAMPIONSHIP GOLF COURSE. There is direct LIFT access direct from the SECURE UNDERGROUND parking where the apartment has two parking spaces.

Energy Performance Rating C  
Council Tax Band: F



Linton Lawns is a sought after exclusive development of two purpose built apartment blocks specifically designed with the principle rooms overlooking the golf course, and stands proudly in well established and beautifully maintained grounds.

This outstanding apartment enjoys a prime location on the first floor and offers well planned, light and bright and exceptionally spacious living accommodation approaching 2,000 sq ft.

A lift takes you up to the first floor and as soon as you enter the apartment, you are immediately impressed with the spacious entrance hall that then leads into the reception hall. Off the entrance hall you can find a shower/cloakroom.

The apartment benefits from two large reception rooms that are partly divided by the impressive reception hall. The 27 foot lounge has a picture window to the front aspect and the dining room is located to the rear with a picture window and French door out onto the balcony. The balcony enjoys a beautiful outlook across the golf course, providing a delightful space to relax and unwind while soaking up the expensive views.

The stylish quality, modern kitchen is also located to the rear of the apartment, again providing delightful views.

The principal bedroom is impressively spacious with a picture window to the front aspect and has the benefit of a luxurious en-suite bathroom.

Bedroom two, also a generous double bedroom with a fabulous outlook over the golf course. Bedroom three is also a generous size and can either be used as a bedroom or an office, with window to the side. Both these bedrooms are served by a well appointed family bath/shower room.

Additionally, there is a useful spacious utility cupboard, airing cupboard and storage cupboard.

The apartment also offers secure underground car parking with two allocated car parking spaces and is served by lift all floors including the car parking garage.

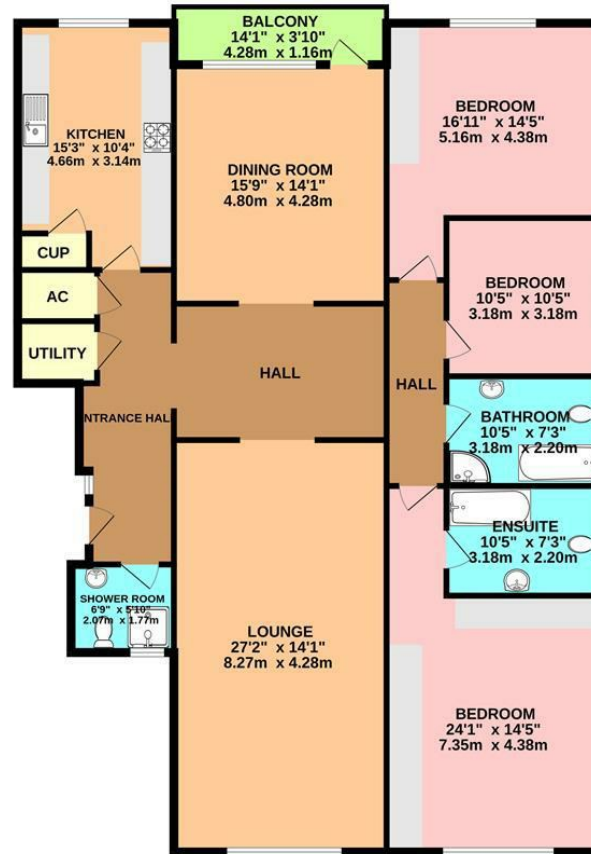
Maintenance charge currently approximately £2,500 per annum which includes water rates, gardening window, cleaning buildings, insurance, lift, maintenance, and cleaning of all communal areas.

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.

The property is offered with a share of the freehold.



FIRST FLOOR  
1868 sq.ft. (173.6 sq.m.) approx.



TOTAL FLOOR AREA: 1868 sq.ft. (173.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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