



THOMAS COURT, GOLF LINKS ROAD
FERNDOWN, BH22 8BY



GUIDE PRICE £599,000

- PRESTIGIOUS NEW BUILD GATED DEVELOPMENT
- 1 OF JUST 6 STUNNING APARTMENTS
- 3 DOUBLE BEDROOMS & 2 BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT
- LIFT & STAIRWAY ACCESS
- SUPERB HIGH QUALITY FINISHES THROUGHOUT
- BUILDING GUARANTEE
- SECURE OFF ROAD PARKING
- BRICK BUILT STORAGE ROOM WITH PORCELAIN FLOOR TILES
- NEATLY MAINTAINED COMMUNAL GROUNDS

This first floor purpose built apartment is one of just six in this new development with high specification finishes throughout. With stair or lift access from the communal ground floor reception area, the property has electric underfloor heating throughout. There are three double bedrooms – the master with an adjoining fully tiled ensuite shower room – and a family bathroom with a bath and separate shower serves bedrooms two and three.

The hub of this stylish home is the open plan living space with French doors opening to a balcony overlooking the grounds – a perfect spot to relax or enjoy alfresco dining! The contemporary kitchen is fitted with a generous range of units, along with a high specification of integrated appliances. There is also a useful utility room off the entrance hall.

Outside, the secure gated entrance provides privacy for residents with allocated parking



spaces to the front of the property. The communal grounds are neatly landscaped and maintained, for the enjoyment of all residents and a further feature is a brick built storage unit for each apartment with porcelain floor tiles.

Additional Information

Energy Performance Rating: E

Council Tax Band: B

Tenure: Leasehold 999 years (2026) - Management company TBC

Annual Maintenance: TBC

Accessibility / Adaptations: Lift & stair access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Gated with two allocated parking space

Utilities: Mains electricity, mains water

Heating: Heat pump air source & underfloor heating

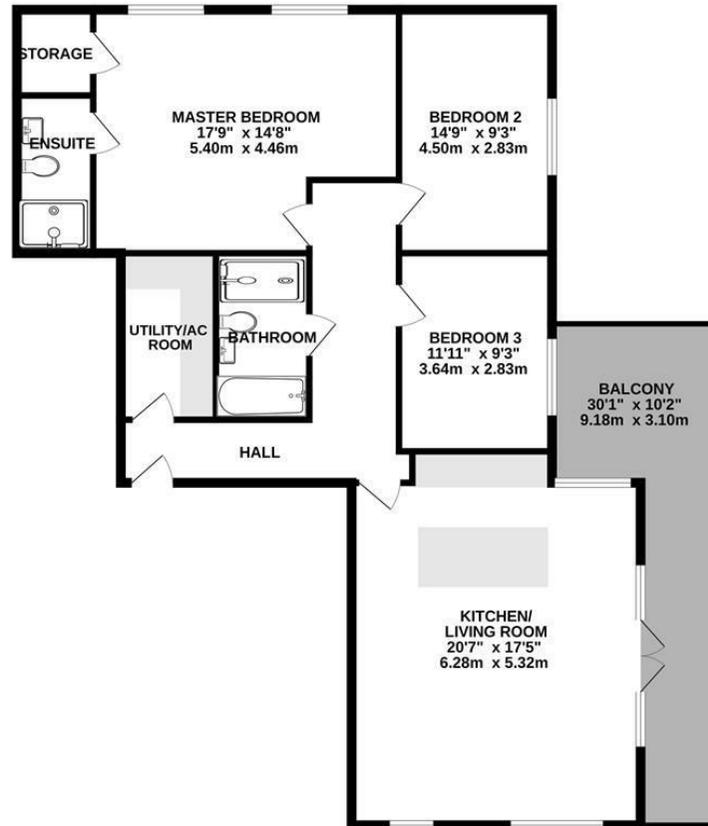
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Memopak ©2005

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS