

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 of 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)

Annual Maintenance: TBC - Management company 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

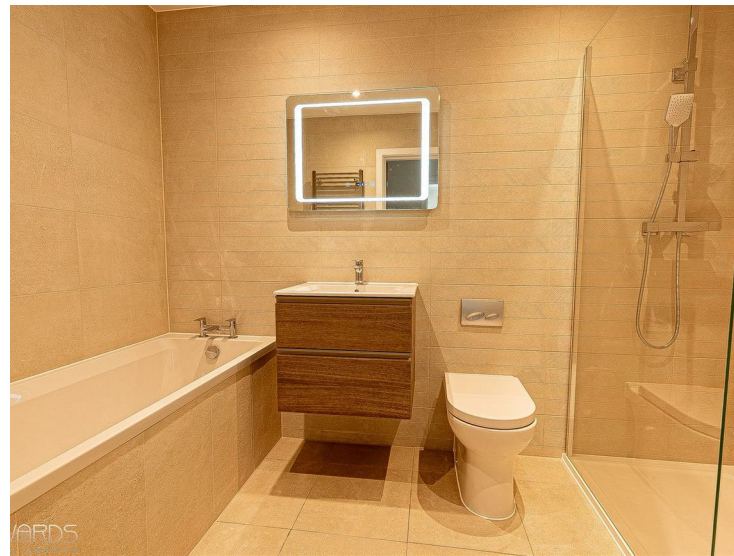
Utilities: Mains electricity, mains water

Heating: Heat pump air source & underfloor heating

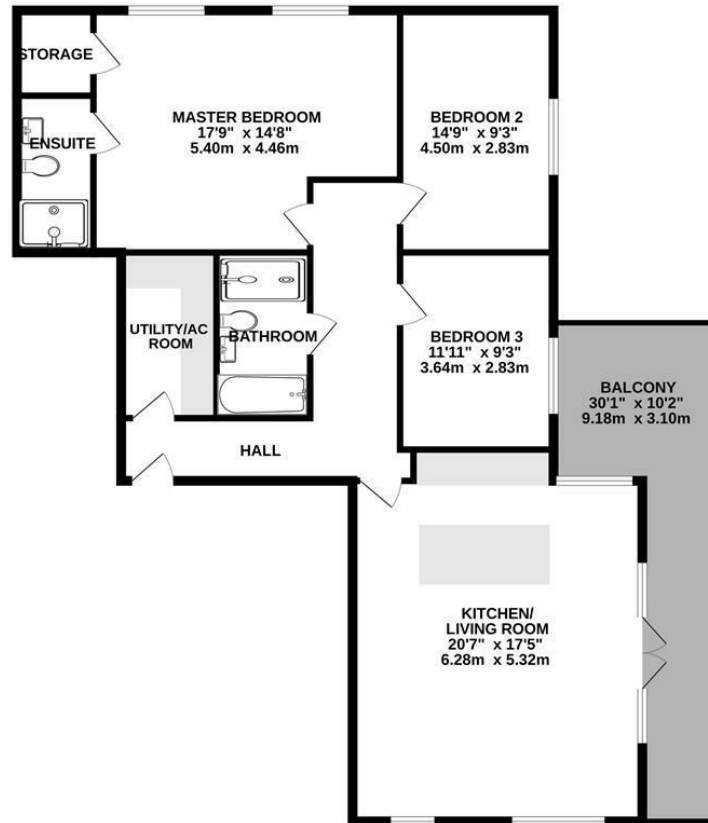
Drainage: Mains sewerage

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.
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An aerial photograph of a modern, two-story white house with a grey tiled roof. The house features a large front garden with a paved patio area and a lawn. There are several windows, including a large bay window on the front and a dormer window on the roof. The house is surrounded by a wooden fence and greenery. In the background, other houses and trees are visible.

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