

# Fernlea

30 Golf Links Road, Ferndown, Dorset BH22 8BY



**HEARNES**

WHERE SERVICE COUNTS



# *“A beautifully finished, second floor apartment with a lift, 11ft private balcony and car port”*

**LEASEHOLD PRICE £380,000**

This newly constructed and luxuriously appointed three bedroom, one bathroom, one shower room second floor apartment has a lift, 11ft private balcony, car port and private lockable store. Situated in immaculately kept private grounds of over ¾ of an acre whilst enjoying one of Ferndown’s most sought after locations.

Fernlea is a newly constructed development of 11 luxury apartments which has been beautifully finished and build by Pennyfarthing, an award winning, local renowned builder. No expense has been spared with the overall finish. All apartments come with a 2 year Pennyfarthing Customer Care Warranty along with a 10 year Premier Guarantee.

- **Three bedroom second floor apartment with a lift, balcony and car port**
- 23ft **Entrance hall** with airing cupboard and coat cupboard. Cupboard housing a wall mounted Worcester gas fired boiler. Double doors leading through into the lounge/dining area
- 21ft **Lounge/dining area** with triangular shaped feature window and door leading out onto the private balcony
- 11ft **Private balcony** which offers a pleasant wooded outlook and has outside lighting
- **Kitchen area** is superbly finished in extensive wood effect work tops and upstands, base and wall units with underlighting, soft close cupboards and drawers, integrated Neff combination oven with five ring gas hob and extractor canopy above, integrated Neff dishwasher and washer/dryer, integrated fridge/freezer, ceramic tiled floor
- **Bedroom one** is a good size double bedroom enjoying a dual aspect with fitted floor to ceiling wardrobes with mirrored sliding doors along with two additional single wardrobes and an eaves storage cupboard
- Spacious **en-suite shower room** luxuriously appointed in a stylish white suite to incorporate a double width shower cubicle with sliding doors, wall mounted wash hand basin with vanity storage beneath, WC, ceramic tiled flooring
- Good size **guest double bedroom**
- The **third bedroom** is a good size single bedroom
- **Family bathroom** sumptuously appointed in a contemporary style white suite to incorporate a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, ceramic tiled flooring

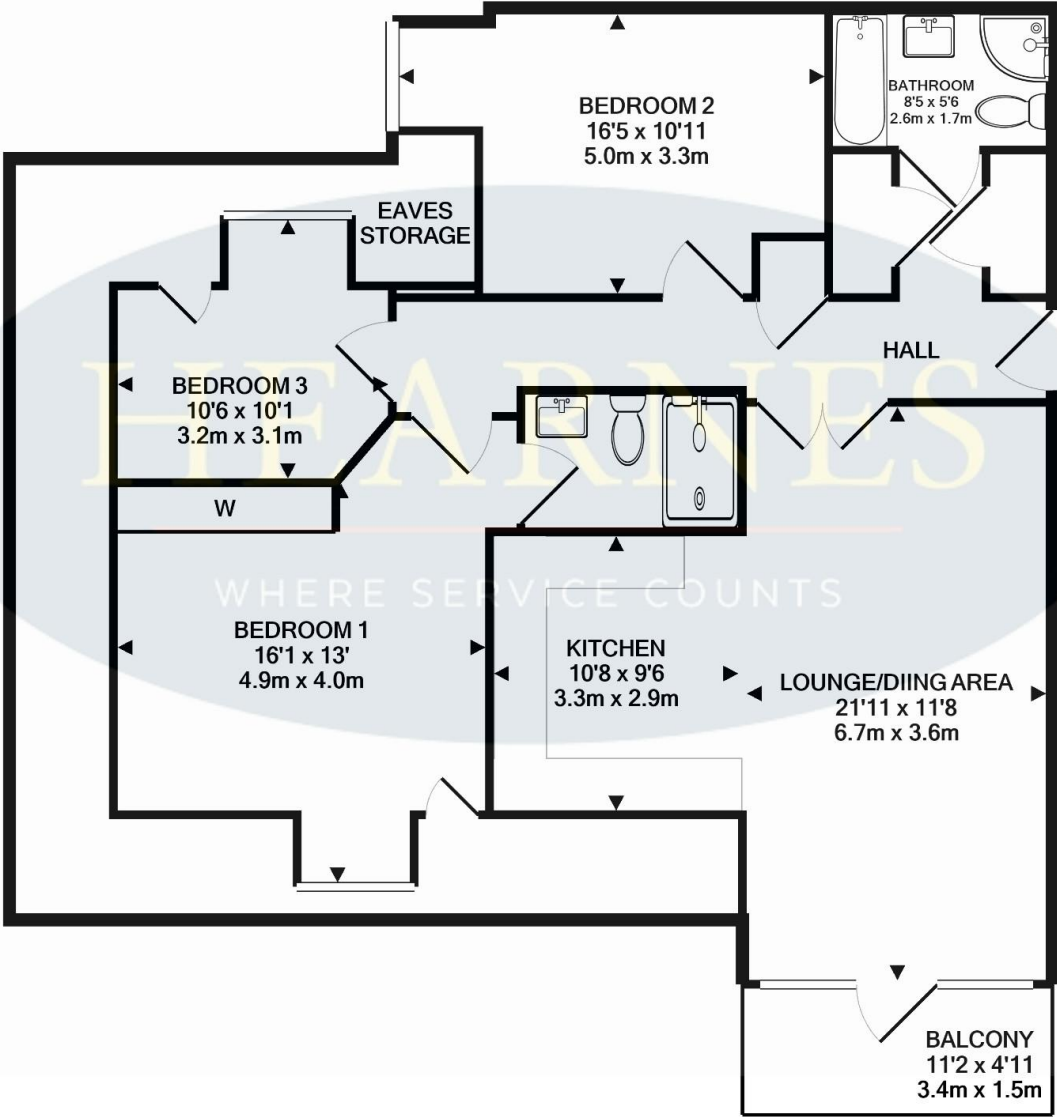
**LEASEHOLD:** Approximately 125 Years remaining  
**MAINTANANCE:** £1,395 Per annum  
**GROUND RENT:** £395 Per annum  
**COUNCIL TAX BAND:** tbc **EPC RATING:** tbc





TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Outside

- This particular appointment is conveyed with a **car port and a private lockable store**
- All residents have the use of the immaculately kept and secluded **communal gardens** which measure 0.87 of an acre
- There is a large expanse of **lawn** located to the rear of the building which faces a westerly aspect and offers an excellent degree of seclusion
- Further benefits include **modern security video entry system and a gas fired heating system with energy efficient boiler**

'Fernlea' is superbly positioned and conveniently located for both Ferndown town centre and Ferndown's Championship Golf Course. The clubhouse of the golf course is located approximately 900 metres away.

Ferndown town centre is located approximately one mile away. Ferndown has a good selection of restaurants, coffee shops, large supermarket, post office, pharmacy and banks. Ferndown also has a Marks & Spencer Simply Food Hall located on Ringwood Road.



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