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**LUSTRUM HALL**  
FERNDOWN, BH22 8BY



# GUIDE PRICE £380,000

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**NO FORWARD CHAIN** - An immaculate two bedroom **FIRST FLOOR APARTMENT**, situated in this prestigious location a short distance to local shops, amenities and **FERNDOWN CHAMPIONSHIP GOLF COURSE**. Share of Freehold, lift to all floors, single **GARAGE AND PARKING**.

Energy Performance Rating B

Council Tax Band E

Agents Note: Service Charge £2,135pa plus there is an additional £1,250 required for the sinking fund (correct June 2023)

Leasehold with Share of the Freehold.



A communal security entrance door with entry phone system provides access into the communal entrance hall where stairs and a lift lead up to the first floor and the front entrance door of the apartment.

You are greeted by a spacious reception hall, there is a wall mounted video security entry phone system and a spacious cupboard. A single door leads you through into the impressive lounge dining room which is light and bright benefitting from a dual aspect. There is ample space for a large table and chairs and living room furniture, the property features a bay window overlooking the communal gardens.

The stylish modern kitchen is finished with a tiled floor and an extensive range of matching quality floor and wall units with granite work surfaces and upstands. The kitchen is fully fitted with a ceramic hob, stainless steel splash back and feature cooker hood over. there is a Siemens stainless steel electric double oven, grill, and microwave, Siemens fridge and freezer, washer dryer and dishwasher all integrated with matching fronts. The kitchen also benefits from a window to the rear aspect along with LED downlights.

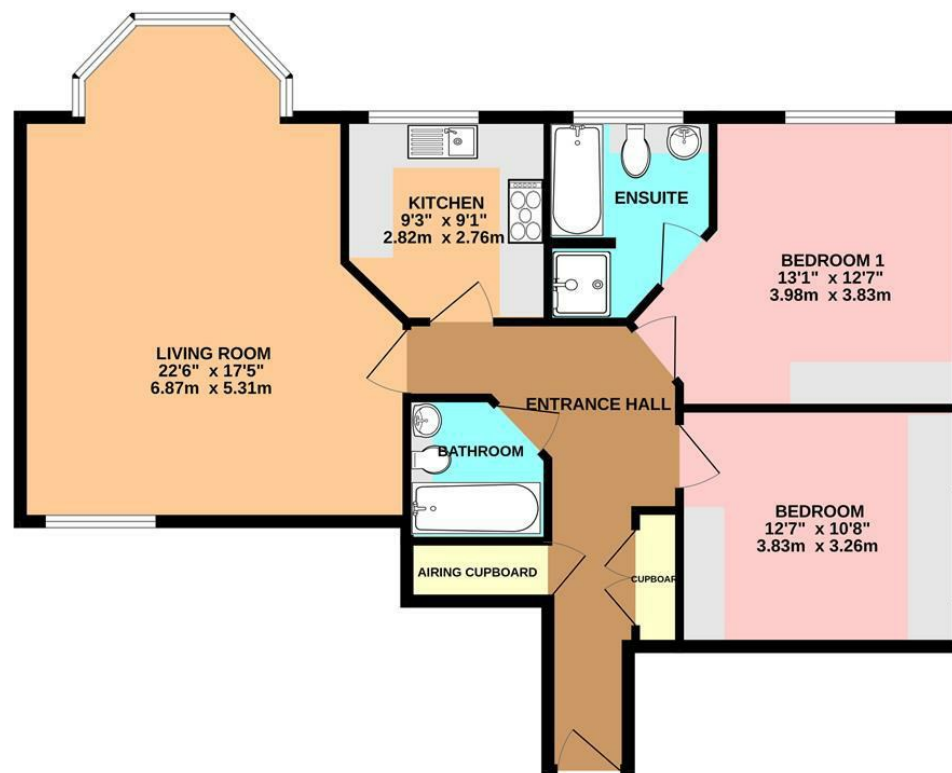
The principal bedroom is an exceptionally large double bedroom, benefitting from a range of quality built in wardrobes. This bedroom also enjoys a luxurious fully tiled ensuite bathroom with a four-piece white suite comprising double size shower cubicle and a vanity unit with inset wash hand basin and concealed low flush WC. There is also a fitted wall mirror and a chrome ladder style radiator. Bedroom two is also a large double bedroom, with an extensive range of quality built in furniture comprising of wardrobes, dressing table and drawers, window to side aspect.

The flat is served by a stylish fully tiled main bathroom comprising of a three-piece white suite with a shower over the bath, vanity unit with inset wash hand basin, concealed low flush WC, built in wall mirror and upright chrome ladder style radiator.

Outside, Lustrum Hall enjoys attractive well maintained communal gardens and each flat has the benefit of a single garage, with the garage for flat 4 having a remote control up and over door, power and light. There is also an additional parking space in front of the garage as well as visitors parking.



FIRST FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



LUSTRUM HALL, GOLF LINKS ROAD, FERNDOWN, DORSET, BH22 8BY

TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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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.



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## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595