



Connells

Fairway Point Golf Links Road
Ferndown



Property Description

Stunning top floor apartment comprises of TWO double bedroom and TWO bathrooms, open plan living space and additional outdoor storage cupboard.

Modernised throughout with a light and airy feel and positioned on one of Ferndown's most prestigious roads and within walking distance of Ferndown town centre which has a wide range of shops, cafes and amenities including an M&S Foodhall.

Entrance Hall

Entry system with camera control and storage water cupboard.

Lounge/diner

22' MAX x 16' 4" MAX (6.71m MAX x 4.98m MAX)

Double glazed front aspect window, 2x skylights, heating flooring throughout, eaves storage and TV point.

Kitchen

11' 6" x 10' 2" (3.51m x 3.10m)

Range of modern stylish wall and base units, part tiled with sky light, 5 ring gas hob with extractor fan and hood over, eye level oven and eye level microwave, integrated wine cooler and fridge freezer and benefiting from heating flooring throughout.



Bedroom 1

29' 2" MAX x 14' 9" MAX (8.89m MAX x 4.50m MAX)

Carpeted with underfloor heating, eaves storage, built in wardrobes, 2 skylights and a front aspect double glazed bay window with stunning communal grounds and golf course views.

En Suite

Tiled floor and walls with walk in waterfall shower and glass screen, low level WC, hand wash basin with mixer tap and light up mirror and vanity unit and ladder radiator.

Bedroom 2

Bathroom

Tiled floor and walls with bath and shower over and glass screen, low level WC, hand wash basin with mixer tap and vanity unit below, light up mirror and ladder radiator.

Parking

1 Allocated parking space and visitors on a first come first served basis.

Additional

Lock up storage and bin storage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/FDN305757](https://www.connells.co.uk/Property/FDN305757)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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