



FLAT 8 LUSTRUM HALL
GOLF LINKS ROAD
Dorset, BH22 8BY

£1,600 PCM

goadsby.com

TWO BEDROOM SECOND FLOOR APARTMENT ON GOLF LINKS ROAD

- Large Two Bedroom Apartment
- Golf Links Road
- Walk In Wardrobe
- Offered Unfurnished
- EPC: Band B

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
A	94-100		
B	81-93		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Energy efficiency - higher rental costs			
England, Scotland & Wales			



Reference: 1149042

Deposit Amount: £1,846,15

Council Tax: Band E

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

Mains Electricity Supply
Mains Water Supply
Mains Gas Supply

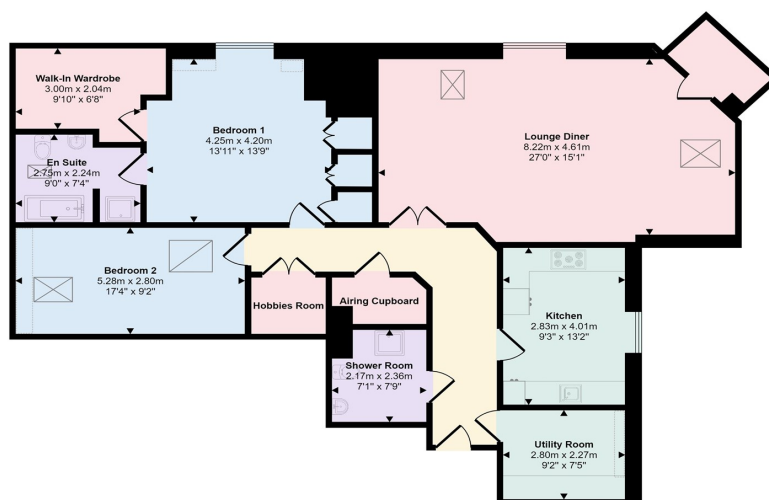
Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

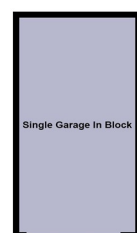
This well presented two bedroom second floor flat is located on the prestigious Golf Links Road lying within a pitch and putt away from Ferndown Golf Course which has recently been placed within the top 3% of golf courses in the world. The property benefits from two double bedrooms, with bedroom one benefiting from an extensive range of built in furnishings including floor to ceiling fitted wardrobes. This bedroom also benefits from its own en-suite bathroom that comprises a bath, separate shower cubicle, hand wash basin and WC. For added luxury there is also a walk-in wardrobe with fitted shelving and rails. Bedroom 2 is also a large double and again is finished with high quality built-in furnishings. The property also benefits from a hobbies room and a utility room. This property is offered on an unfurnished basis.



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.



Single Garage In Block

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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