

FERNLEA

30 GOLF LINKS ROAD | FERNDOWN | BH22 8BY



“The whole process of buying the apartment
was made as stress-free as possible”

Mrs Cochrane

Pennyfarthing Homes apartment owner





"At Pennyfarthing Homes, we strive to deliver quality new homes with outstanding customer service.

We look forward to welcoming you to Fernlea, an exceptional development set in a beautiful location".

A stylized, handwritten signature in black ink. The signature is composed of a large, circular loop followed by a horizontal line that extends to the right.

Matt Dukes

Managing Director

Established in 1977, Pennyfarthing Homes remains a family business run with the same family values it was founded upon.

We pride ourselves on delivering a service worthy of our continued industry recognition for excellence at every level. We know that to get the best from your team, you need to invest in people and that is why we have achieved Investors in People status every year since 2006.



The perfect place to call 'home'



Just a short drive to some of the most beautiful coastlines in the UK, and within easy reach of the spectacular New Forest National Park, it's not hard to see why the quiet town of Ferndown has become so popular in recent years.

Fernlea is located in arguably one of the most prestigious roads in Ferndown. Aptly named 'Golf Links Road', it backs directly onto the South West's premier 27-hole golf course, home to many international tournaments.

These stunning apartments are ideally positioned for all necessary day-to-day amenities, all of which are within easy walking distance to the town centre, boasting a large supermarket, Post Office, pharmacy and bank, to name just a few. For larger shopping excursions, Castlepoint shopping centre is just a 5 mile drive from Fernlea.

If you wish to relax or entertain friends and family, Ferndown offers a wide range of restaurants, bars and coffee shops, all of which cater for most tastes.

For the more energetic or adventurous among us, Ferndown Leisure Centre is just a short drive away. Alternatively, if you prefer the great outdoors, then explore the beautiful Dorset coastline with its golden sand beaches, eight of which hold the coveted 'Blue Flag' certification.

If you are looking to travel further afield, Branksome Train Station is just an 8 mile drive with direct links to London taking just 2 hours. Bournemouth and Southampton airports are both in easy reach and offer an extensive range of national and international flights.

Why purchase a new apartment?

To help make your decision even easier, we've put together some of the key benefits of buying an apartment at Fernlea.

10 year structural guarantee

Each property not only goes through stringent Pennyfarthing Homes checks to make sure you receive your dream new home at the highest quality, but also comes with a Premier Guarantee to give you peace of mind for many years to come.

They're easier to maintain

With Fernlea being built to the highest industry standards both inside and out, you can expect an apartment that is defect and maintenance free.

The sales process is much easier

Our dedicated Sales Team are with you through every step, so purchasing at Fernlea is made a pleasant and stress-free experience.

More eco-friendly and cost less to run

With our innovative use of technology, you can benefit from an apartment that is 60% more energy efficient than an existing home, saving on your annual energy bills.

Latest technology and modern features

Fernlea is built to our Gold Specification, meaning each apartment boasts luxury features such as modern integrated kitchen appliances and the latest video entry system.



Ground floor

Apartments: 1 to 4



Room dimensions

Apartment 1

Kitchen	3.49m x 2.48m	11' 5" x 8' 2"
Living Room	5.85m x 3.71m	19' 2" x 12' 2"
Bedroom 1	4.29m x 3.79m	14' 1" x 12' 5"
Bedroom 2	4.72m x 2.84m	15' 6" x 9' 4"
Bedroom 3	3.49m x 2.37m	11' 5" x 7' 9"

Apartment 2

Kitchen/Living Room	7.11m x 4.74m	23' 3" x 15' 6"
Bedroom 1	4.19m x 3.30m	13' 9" x 10' 10"
Bedroom 2	3.52m x 2.96m	11' 6" x 9' 8"
Bedroom 3	3.25m x 1.83m	10' 8" x 6' 0"

Apartment 3

Kitchen/Living Room	7.18m x 4.74m	23' 6" x 15' 6"
Bedroom 1	4.19m x 3.30m	13' 9" x 10' 10"
Bedroom 2	4.25m x 2.85m	13' 11" x 9' 4"
Bedroom 3	3.35m x 1.87m	11' 0" x 6' 1"

Apartment 4

Kitchen/Dining Room	5.04m x 3.79m	16' 5" x 12' 4"
Living Room	5.82m x 3.73m	19' 1" x 12' 3"
Bedroom 1	4.48m x 3.48m	14' 8" x 11' 5"
Bedroom 2	4.24m x 2.98m	13' 11" x 9' 9"
Bedroom 3	3.46m x 2.22m	11' 4" x 7' 3"

First floor

Apartments: 5 to 8

◀ ▶ Maximum dimensions



Room dimensions

Apartment 5

Kitchen	3.49m x 2.48m	11' 5" x 8' 2"
Living Room	5.85m x 3.71m	19' 2" x 12' 2"
Bedroom 1	4.29m x 3.79m	14' 1" x 12' 5"
Bedroom 2	4.72m x 2.84m	15' 6" x 9' 4"
Bedroom 3	3.49m x 2.37m	11' 5" x 7' 9"

Apartment 6

Kitchen/Living Room	7.11m x 4.74m	23' 3" x 15' 6"
Bedroom 1	4.19m x 3.36m	13' 9" x 11' 0"
Bedroom 2	3.52m x 3.07m	11' 6" x 10' 1"
Bedroom 3	3.25m x 1.83m	10' 8" x 6' 0"

Apartment 7

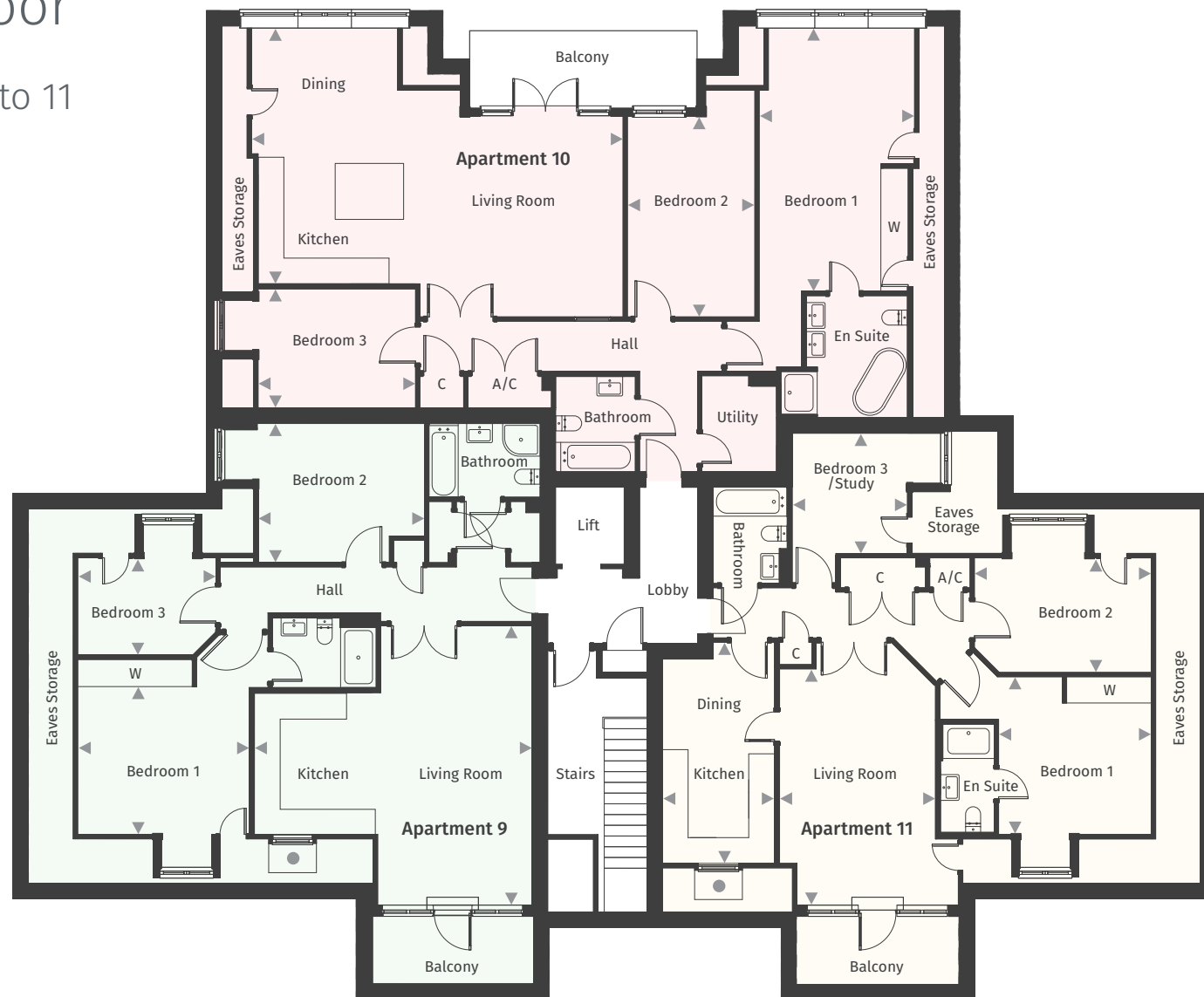
Kitchen/Living Room	7.18m x 4.74m	23' 6" x 15' 6"
Bedroom 1	4.19m x 3.36m	13' 9" x 11' 0"
Bedroom 2	4.25m x 2.85m	13' 11" x 9' 4"
Bedroom 3	3.35m x 2.05m	11' 0" x 6' 9"

Apartment 8

Kitchen/Dining Room	5.04m x 3.79m	16' 5" x 12' 4"
Living Room	5.82m x 3.73m	19' 1" x 12' 3"
Bedroom 1	4.48m x 3.48m	14' 8" x 11' 5"
Bedroom 2	4.24m x 2.98m	13' 11" x 9' 9"
Bedroom 3	3.46m x 2.22m	11' 4" x 7' 3"

Second floor

Apartments: 9 to 11



Room dimensions

Apartment 9

Kitchen/Living Room	6.51m x 6.47m	21' 4" x 21' 2"
Bedroom 1	3.99m x 3.04m	13' 1" x 9' 10"
Bedroom 2	3.89m x 3.24m	12' 9" x 10' 7"
Bedroom 3	3.22mx 2.27m	10' 6" x 7' 5"

Apartment 10

Kitchen/Dining/Living Room	8.65m x 5.98m	28' 4" x 19' 6"
Bedroom 1	6.16m x 3.46m	20' 2" x 11' 4"
Bedroom 2	4.67m x 2.97m	15' 4" x 9' 9"
Bedroom 3	3.67m x 2.77m	12' 0" x 9' 1"

Apartment 11

Kitchen/Dining Room	5.15m x 2.60m	16' 9" x 8' 6"
Living Room	6.12m x 3.63m	11' 10" x 20' 1"
Bedroom 1	3.67m x 3.55m	12' 0" x 11' 8"
Bedroom 2	4.12m x 2.67m	13' 6" x 8' 9"
Bedroom 3/Study	2.80m x 2.70m	9' 2" x 8' 10"

Property specifications

Kitchens:

Units by Leicht with soft close cabinet doors and drawers

Integrated stainless steel double oven with microwave

Stainless steel 5 burner gas hob with chimney style extractor hood

Integrated dishwasher

Integrated fridge/freezer

One and a half bowl sink with chrome mixer tap

Laminate worktop with upstand and glass splashback above hob

Under cabinet lighting

Ceramic floor tiling to kitchen area

Bathroom, En Suite and Cloakroom:

White sanitary ware with contemporary chrome fittings

Full height wall tiling around bath and shower enclosure

Half height wall tiling to walls where sanitary ware is fitted

Floor mounted vanity units

Heated chrome towel rails to bathroom and en suite

Mirror with integrated light, shaver socket + demister to bathroom and en suite

Mirror to cloakroom

Ceramic floor tiling

Lighting and Electrical:

Co-ordinating lighting points and electrical fittings provided in ample quantity throughout plus:

Wiring for digital TV and Satellite viewing to living room with satellite only in kitchen and bedrooms (subject to purchaser's subscription)

Telephone point to living room and all bedrooms

Heating:

Gas fired central heating with energy efficient boiler

Radiators with thermostatic radiator valves

Finishing Touches:

Oak faced doors with contemporary chrome lever handles

Stone fire surround to selected apartments

Flat plastered ceilings throughout

Moulded architraves with co-ordinated skirting boards

Wardrobes to Bedroom 1, with full height sliding mirror doors

Quality PVCu double glazed windows and external doors

Externally:

Ground floor apartments benefit from a private patio

First and second floor apartments feature a private balcony

Garage/carport and store for each apartment

Communal Areas:

Maintained by a specialist management company with features including:

Passenger lift serving all floors

Carpeted and decorated throughout

Oak faced fire doors

Automatic ceiling and wall lighting

Video entry system

Refuse store

Guarantee:

Each new home has a 10 year Premier Guarantee

The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture.

Site plan



Our pursuit of excellence

At Pennyfarthing Homes, we are committed to excellence and building only in the best locations.

We have a reputation for our careful and considerate coastal developments, with many of our new homes occupying stunning clifftop locations or lying within easy reach of the sea and New Forest National Park.

We are extremely proud to have been recognised for the following awards:

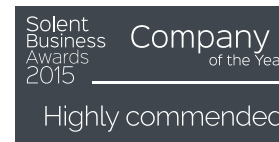
Placed 61st in the 2017 Sunday Times BDO Profit Track 100 league table which rates Britain's 100 private companies with the fastest growing profits over the last three years.

Highly Commended for 'Management Team of the Year' at the Solent Business Awards 2016.

Finalists in categories for 'Housebuilder of the Year' and 'Regeneration Project of the Year' at the South Coast Property Awards 2016.

Highly Commended for 'Company of the Year' at the Solent Business Awards 2015.

For two consecutive years we have also been one of the top four nominees in the British Housebuilder Awards, achieving a Silver Accolade and in a recent survey, 98% of our customers said they would be happy to buy another Pennyfarthing home.

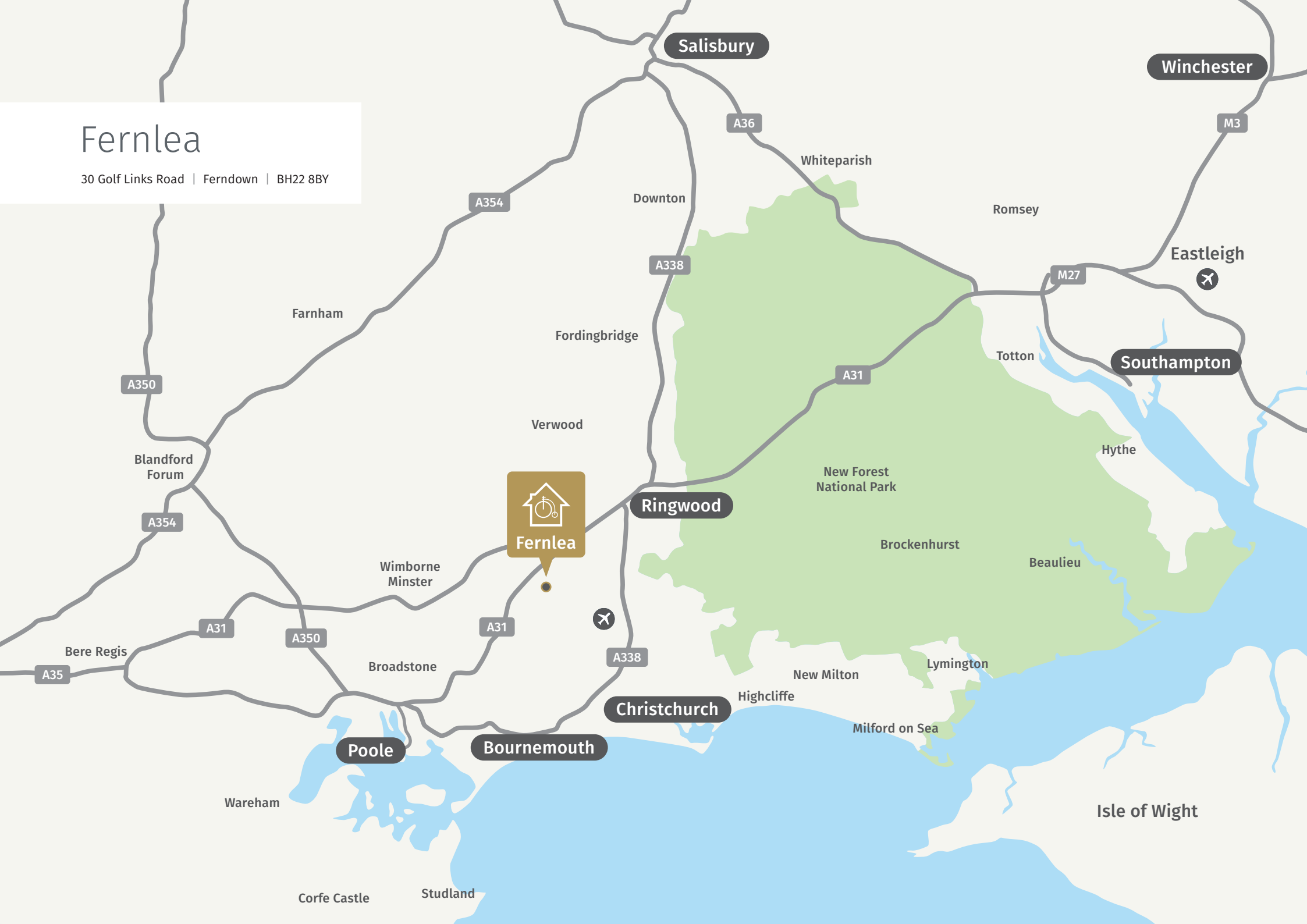


The details in this brochure are intended to give a general indication of the proposed development. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract.

These properties are offered subject to availability. Applicants are advised to contact the development to ascertain the availability of any particular property so as to avoid a fruitless journey.

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