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# GOLF LINKS ROAD

FERNDOWN, BH22 8BX


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# GUIDE PRICE £550,000

- No forward chain
- Share of freehold
- Exceptional first floor apartment
- Stunning views over championship golf course
- Beautifully maintained grounds
- 3 bedrooms
- 2 spacious reception rooms
- Balcony
- Beautifully refitted kitchen & bathroom
- 2 secure underground parking

This exceptional first-floor apartment at Linton Lawns offers a unique blend of space, elegance, and stunning views over the prestigious Ferndown Championship Golf Course which has recently been placed within the top 3% of courses worldwide.

Spanning approximately 2,000 square feet, this meticulously presented residence is set within beautifully maintained grounds of around an acre, providing a serene and picturesque environment.









Upon entering, you are greeted by an impressive 22ft reception hall that sets the tone for the scale and refinement found throughout the apartment. The thoughtfully designed layout features two spacious reception rooms, including a generous sitting room that opens onto a private balcony, perfect for enjoying the tranquil surroundings. The elegant dining room also boasts its own balcony, allowing for delightful views across the landscaped gardens and rolling greens.

At the heart of the home lies a beautifully refitted kitchen/breakfast room, equipped with an extensive range of cabinetry, sleek work surfaces, and integrated appliances, including an induction hob, double oven, and dishwasher, and freestanding fridge and freezer. A breakfast bar provides an informal dining space, while a serving hatch connects seamlessly to the dining room, making it ideal for both everyday living and entertaining.

The principal bedroom suite is a true sanctuary, featuring extensive fitted wardrobes and a luxuriously appointed ensuite bathroom. Two additional double bedrooms, each with fitted storage, are served by a beautifully refitted family bathroom and shower room, enhanced by underfloor heating for added comfort.

Residents of Linton Lawns benefit from immaculately maintained communal gardens and the convenience of underground parking with two large, allocated spaces with independent power and light. Perfectly positioned just a short distance from Ferndown town centre and moments away from the golf course clubhouse, this apartment presents an exceptional lifestyle opportunity in one of the area's most sought-after settings.

Additional Information
Energy Performance Rating: D
Council Tax Band: F
Tenure: Share of Freehold
Annual Service Charge: £3,258.50
Lease Restrictions: Yes
Accessibility / Adaptations: Lateral living
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: Yes
Parking: 2 allocated underground parking spaces
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website







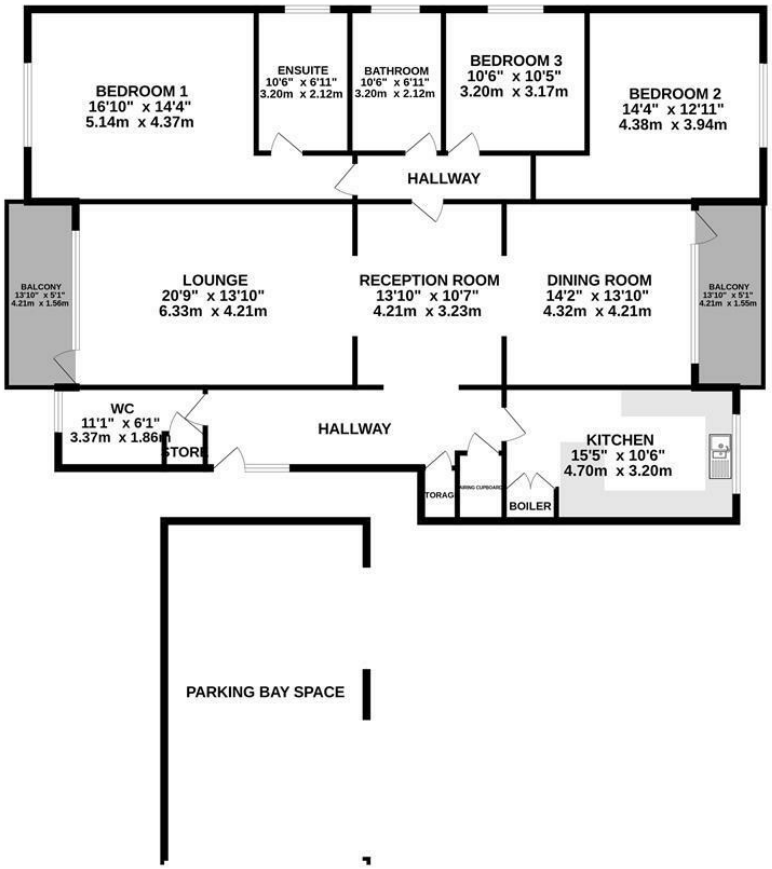








GROUND FLOOR
2193 sq.ft. (203.7 sq.m.) approx.




TOTAL FLOOR AREA : 2193 sq.ft. (203.7 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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## Ferndown Office

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