



EDWARDS
ESTATE AGENTS

GOLF LINKS ROAD
FERNDOWN, BH22 8BY

EDWARDS



GUIDE PRICE £489,950

- Prestigious new build gated development
- Building guarantee
- 1 of just 6 stunning apartments
- 2 double bedrooms
- Bathroom & master ensuite
- Open plan kitchen/dining/living room
- Superb high quality finishes & underfloor heating
- Private patio & secure off road parking
- Brick built storage room with porcelain floor tiles
- Beautifully maintained communal grounds

This superbly presented first floor apartment has underfloor heating throughout. Accommodation is well proportioned including a generous, dual aspect open plan kitchen/dining/living room with feature bay window and a high specification of integrated appliances in the stylishly appointed kitchen.

The master bedroom is a very generous double with the benefit of a fully tiled ensuite shower room and bedroom two is served by an equally luxurious bathroom.

Off the hall there is a useful utility room and a good size storage facility in the hall.

Outside the beautifully maintained communal grounds are for the enjoyment of all residents within this secure gated development, with the added advantage of a brick built storage room with porcelain tiled floor for each apartment.



Additional Information

Energy Performance Rating: B

Council Tax Band: E

Tenure: Leasehold 999 years (2026)

Annual Maintenance: TBC - Management company TBC

Accessibility / Adaptations: Lift and stair access

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: No

Parking: Gated with allocated parking space

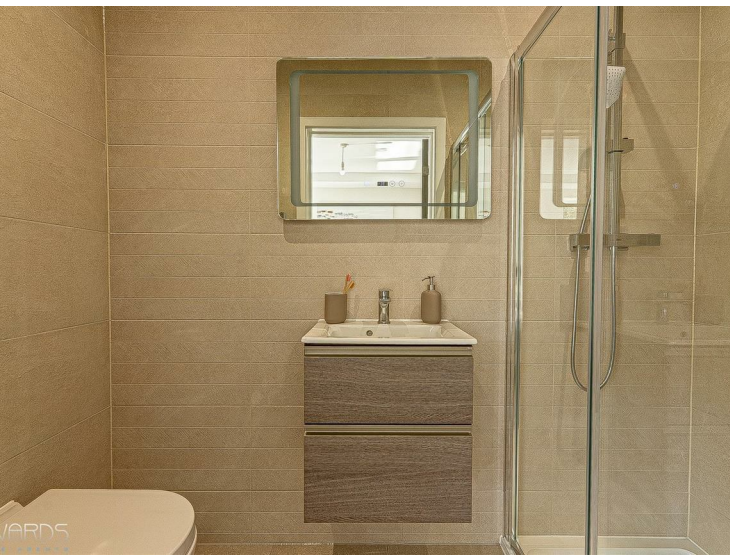
Utilities: Mains electricity, mains water

Heating: Heat pump air source & underfloor heating

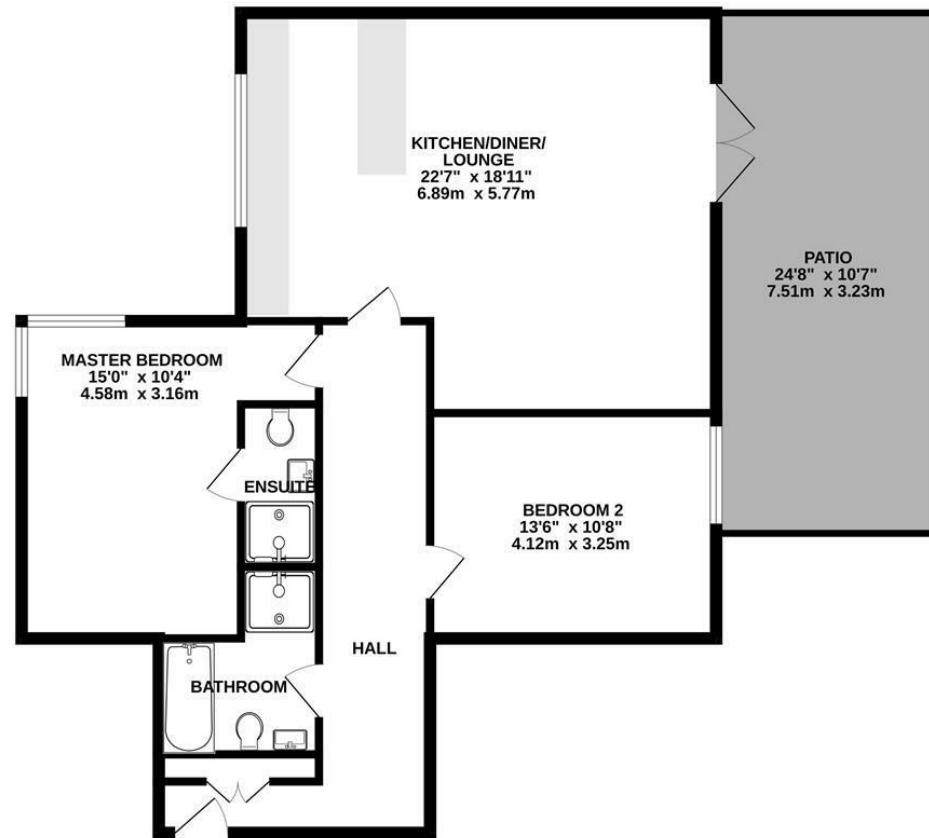
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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.
Made with Metrepx 12/2019

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.

An aerial photograph of a modern, two-story white house with a grey tiled roof. The house features a large front garden with a paved patio area and a lawn. To the left, there is a brick house with a brown tiled roof. To the right, there is another white house with a grey tiled roof. The house in the center has a large front garden with a paved patio area and a lawn. The house has a modern design with large windows and a grey tiled roof. The house is surrounded by a wooden fence. The house is located in a residential area with other houses nearby. The house is a good example of modern architecture.

EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595

EDWARDS