EDWARDS
ESTATE AGENTS

ST KATHERINES COURT

FERNDOWN, BH22 8DH

EDWARDS

GUIDE PRICE £465,000

- Premier location
- Share of freehold
- Exclusive block of just 6
- Spacious 3 bedroom apartment
- Luxurious ensuite shower room
- Balcony
- Stylish kitchen
- Separate utility room
- Boarded single garage
- Communal garden & patio

Enjoying a premier location in Golf Links Road is this spacious modernised, 3 bedroom apartment with a patio, balcony and access to the charming communal garden at the rear, set in an exclusive block of just six similar apartments with a share of freehold.

The apartment enjoys the benefit of its own personal front door entrance which leads into a reception hallway.

The living room is a wonderful living space with integrated blinds and electric curtains plus a feature fireplace and gas log burner, and lovely view over the communal garden. Windows and double doors lead out to a patio area which is surrounded by beautiful established flower borders.

Fully fitted, the stylish kitchen/breakfast room has a range of navy wall and floor mounted units, complemented by Quartz work surfaces, integrated fridge freezer, dishwasher double oven. Induction hob, built in extractor, integrated blinds and Amtico flooring. Double doors leading out to a patio and gardens. Completing the kitchen is the separate utility room with a further sink, cupboard storage and space and plumbing for a washing machine and space for a tumble dryer.

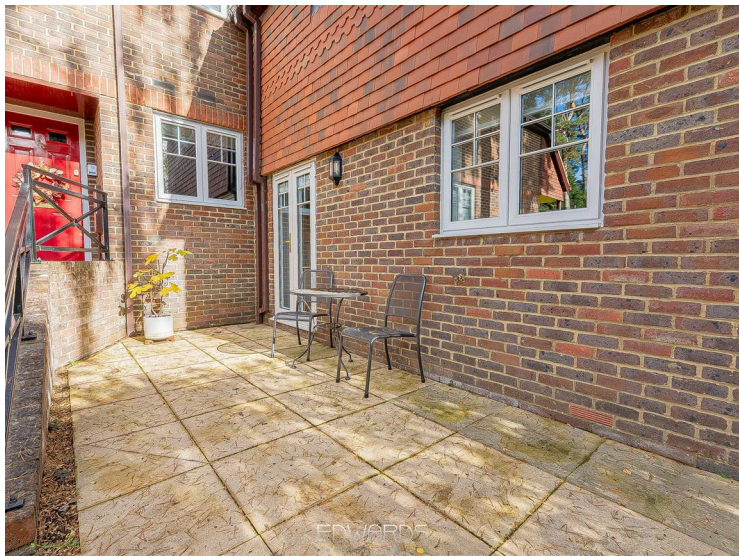
The main bedroom is located to the front of the property, this is a large double room again with integrated blinds, extensively fitted with a range of quality bedroom furniture and pull down hanging rail. This room also benefits from a luxurious fully tiled ensuite shower room and balcony.

Bedroom two is a double room currently being used as a dining room. The third bedroom is also a large double bedroom, again with fitted wardrobes.

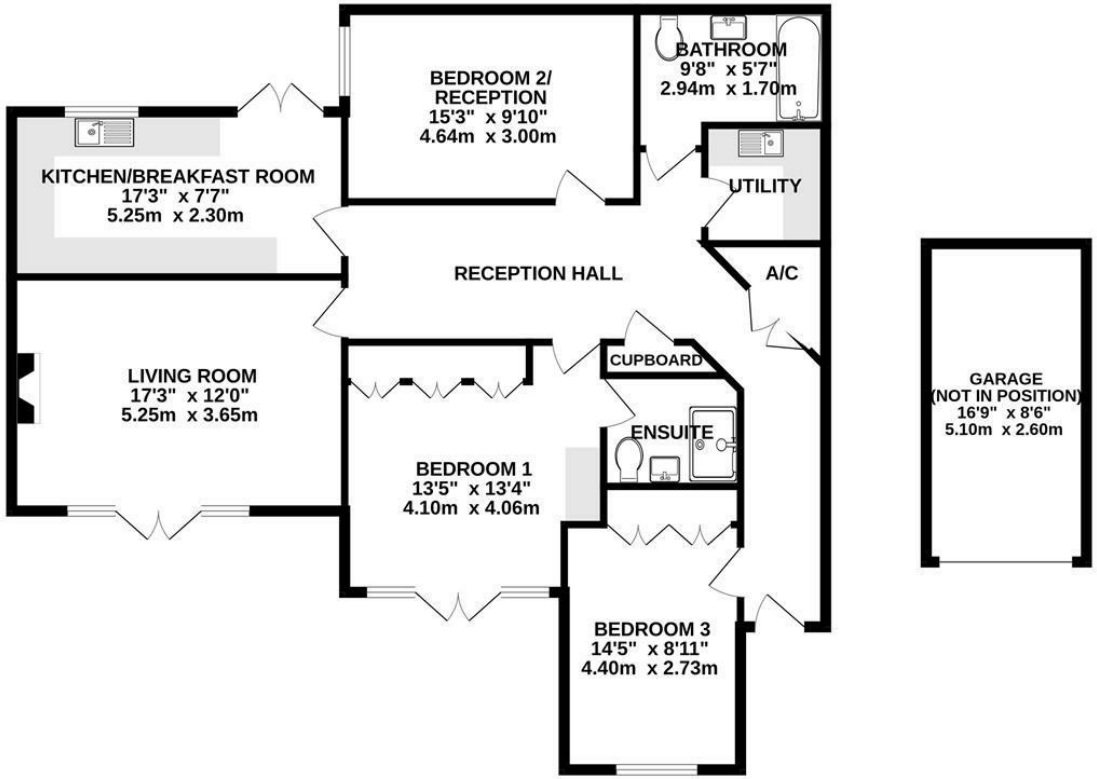
Outside, the apartment has a fully boarded single garage with up and over door and allocated parking space directly in front of the property. The large communal gardens are a particular feature of the block and are beautifully presented and maintained.

Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland and this apartment is conveniently located just a short stroll away. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

Share of Freehold
Remainder of a 999 - year lease from 1st January 2002
No Ground Rent
Service Charge - approximately £1680 per annum
Energy Performance Rating C
Council Tax Band E



1ST FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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 Metropix ©2024

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.

EDWARDS
ESTATE AGENTS

Ferndown Office

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