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ESTATE AGENTS



14 GOLF LINKS ROAD

FERNDOWN, BH22 8BY

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GUIDE PRICE £695,000

- PRESTIGIOUS NEW GATED DEVELOPMENT - 999 YEAR LEASE
- 1 OF JUST 6 STUNNING APARTMENTS
- CLOSE TO CHAMPIONSHIP GOLF COURSE
- 3 DOUBLE BEDROOMS & 2 BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT
- LIFT ACCESS
- SUPERB HIGH QUALITY FINISHES THROUGHOUT PLUS BUILDING GUARANTEE
- BRICK BUILT STORAGE ROOM WITH PORCELAIN FLOOR TILES
- PRIVATE ENCLOSED GARDEN
- HIGH SPECIFICATION KITCHENS & BATHROOMS

The penthouse apartment on the second floor has lift access from the impressive reception hallway, as well as stairway access. Accommodation includes three large double bedrooms, a generously sized lounge/dining room and an equally spacious, fully fitted kitchen with a comprehensive range of base and wall units as well as a generous installation of Bosch integrated appliances.

The master bedroom has the benefit of a luxuriously appointed, fully tiled ensuite and a walk-in wardrobe. A second equally stylish bathroom serves bedrooms 2 and 3. With electric underfloor heating throughout, the apartment offers in excess of 1700 sq.ft of floorspace and has a light and airy ambience throughout.

Further notable features include:
- A private enclosed garden as well as access to the well maintained communal grounds
- Two allocated parking spaces in secure off road parking area
- Builders warranty







- Double glazing
- A secure brick built storage shed with porcelain paved floor
- No forward chain

Additional Information
Energy Performance Rating: B
Council Tax Band: E
Tenure: Share of Freehold 999 years (2026)
Maintenance: £1,834.67 per annum + insurance at cost tba. 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 2 allocated off road spaces
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



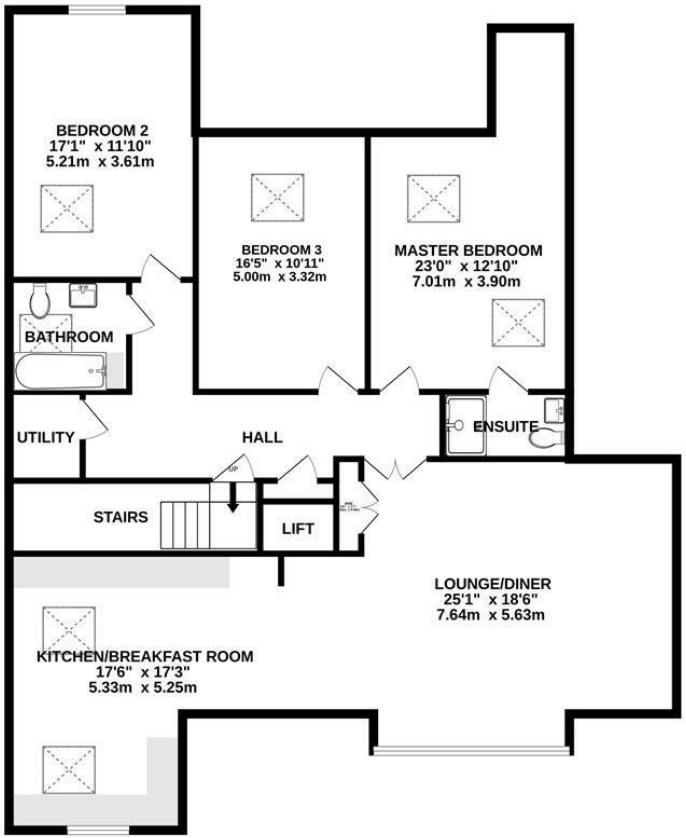








GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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