

EDWARDS

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GOLF LINKS ROAD

FERNDOWN, BH22 8BY

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GUIDE PRICE £445,000

- Prestigious new buildgateddevelopmet
- 1 of just 6 stunning apartments
- 2 double bedrooms
- Master ensuite & separate bathroom
- Electric underfloor heating
- Lift & stairway access
- Building guarantee
- 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 1 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



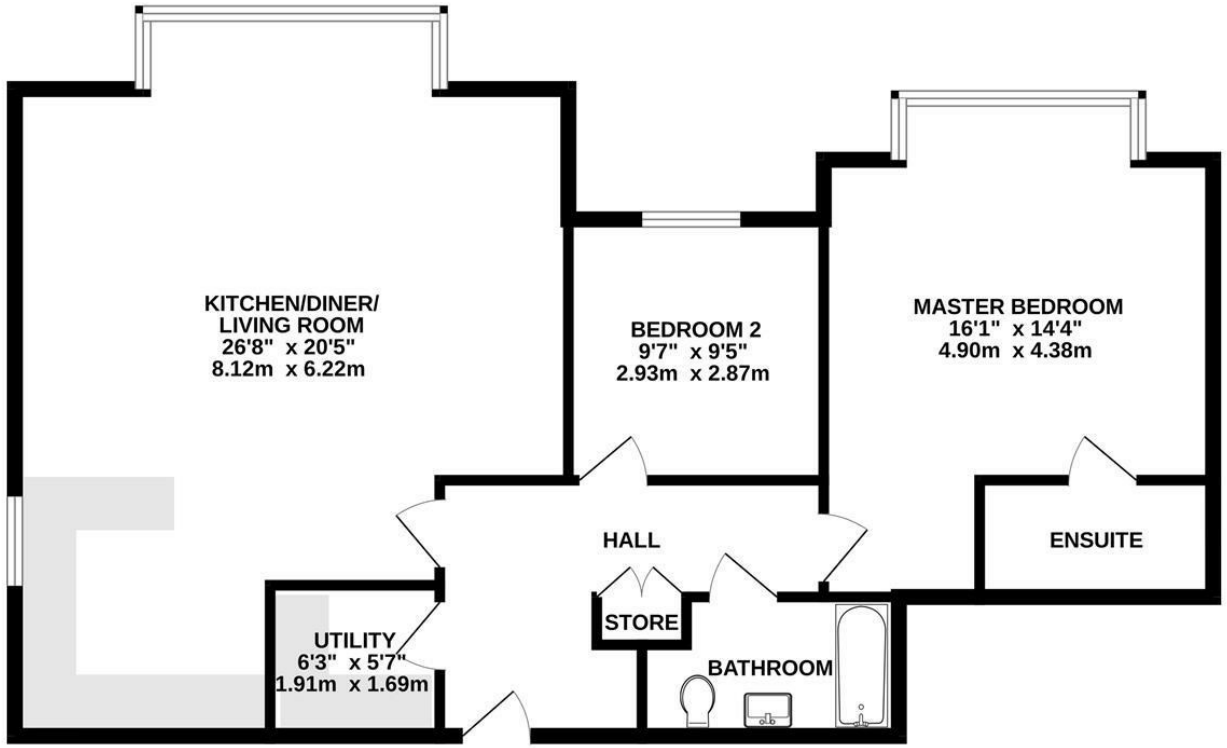








GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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