

6 THOMAS COURT

FERNDOWN, BH22 8BY



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

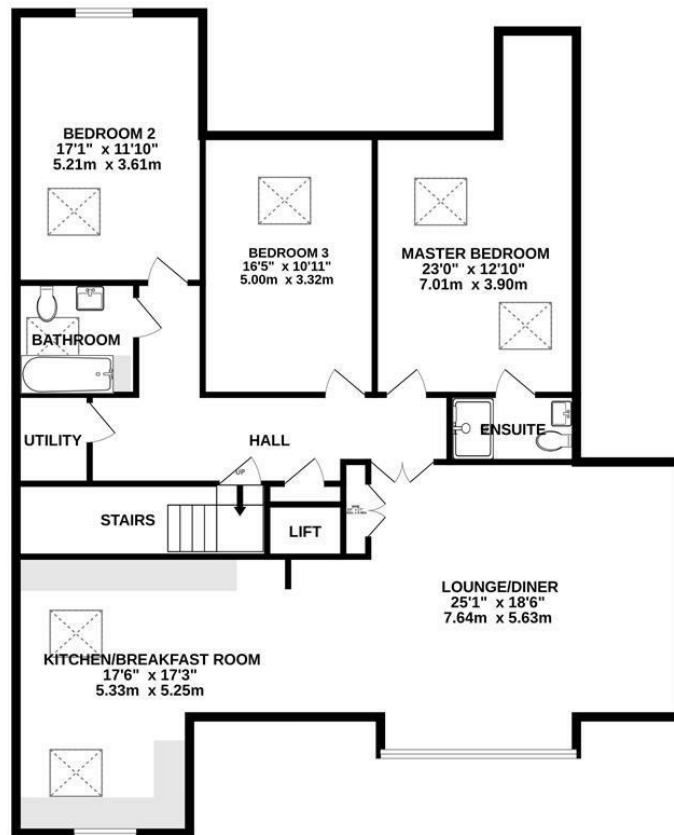
Drainage: Mains sewerage

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 herein, 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 (2020)

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.

Ferndown Office

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