



EDWARDS
ESTATE AGENTS

GOLF LINKS ROAD
FERNDOWN, BH22 8BY

EDWARDS



GUIDE PRICE £550,000

- PRESTIGIOUS NEW BUILD GATED DEVELOPMENT
- 1 OF JUST 6 STUNNING APARTMENTS
- 3 BEDROOMS, BATHROOM & MASTER ENSUITE
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- UNDERFLOOR HEATING & LAUNDRY ROOM
- SUPERB HIGH QUALITY FINISHES THROUGHOUT
- SUN TERRACE & SECURE OFF ROAD PARKING
- BUILDING GUARANTEE
- BRICK BUILT STORAGE ROOM WITH PORCELAIN FLOOR TILES
- BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS

This ground floor apartment has a delightful outlook across the beautifully maintained communal grounds in this exclusive newly built block of just six homes.

Accommodation includes three bedrooms – the master with the benefit of a stylishly appointed ensuite shower room and bedrooms two and three served by a fully tiled family bathroom.

The open plan kitchen/dining/living room is the hub of this contemporary new home with a comprehensive range of integrated appliances and French doors opening to a “wrap around” sun terrace – perfect for relaxation or entertaining! There is also a useful laundry room.

Outside, there is secure allocated off road parking and a brick built storage room with porcelain tiled floor. The grounds are for the benefit of all residents and the gated entrance provides assurance of security and privacy.



Further benefits include:

Underfloor Heating

Double Glazing

Building Warranty

999 Year Lease

Additional Information

Energy Performance Rating: B

Council Tax Band: E

Tenure: Leasehold 999 years (2026)

Annual Maintenance: TBC - Management company TBC

Accessibility / Adaptations: Lift & 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 spaces

Utilities: Mains electricity, mains water

Heating: Air source heat pump & underfloor heating

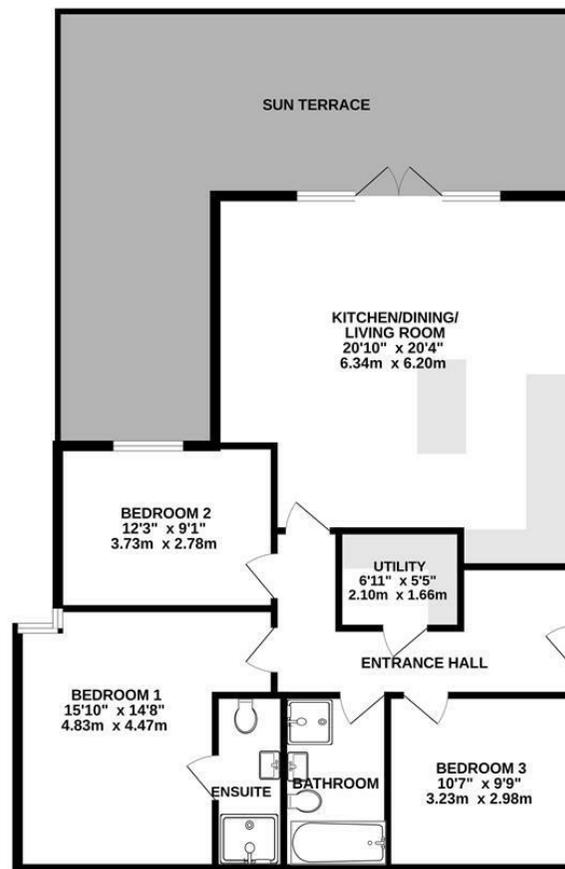
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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.
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Ferndown Office

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