

Beautifully Presented 3-Bedroom First Floor BALCONY Flat
Tenure: Share of Freehold Approx 99 sq meters (1065 sq ft)

**Flat 8 Hartshill Court, Golf Links Road,
Ferndown, Dorset, BH22 8DA**

Price £345,000

- Spacious Hall with useful store cupboards
- Large Lounge/Dining Room, door to BALCONY
- Superb Kitchen/Breakfast Room
- 3-Double Bedrooms
- En-Suite Shower Room
- Luxury Shower Room & Cloakroom
- Gas Central Heating & PVCu Double-Glazing
- Lock-Up Garage
- Delightful Communal Gardens
- Adjacent to Ferndown Golf Club

Spacious & beautifully presented first floor BALCONY flat, set in a high quality block, ideally placed for local amenities and a stones throw from the renowned Ferndown Golf Club. The flat offers well-planned accommodation with generous room dimensions which extend to an approximate floor area of 1065 sq ft. The current owners have carried out a programme of refurbishment with an impeccable finish, creating a stylish interior which benefits from a high degree of natural light & good quality fixtures & fittings throughout. Outside, the block occupies large landscaped grounds and is approached via a wide driveway leading to ample communal/visitors parking & an individual lock-up garage. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Double-sized airing cupboard with water softner. Double cloaks cupboard.

Cloakroom: Wash basin & WC.

Lounge/Dining Room: A large, bright room with wide picture windows & door leading to a spacious BALCONY. LED spot lights. Feature frosted window for natural light into hall. Ample space for lounge & dining suite.

Kitchen/Breakfast Room: High quality integrated kitchen with a good range of modern floor and wall cupboards. Built-in Neff double oven, electric induction hob & Zanussi cooker hood over. Integrated Neff dishwasher & fridge/freezer. Space for washing machine & tumble dryer. Contemporary worktops & matching breakfast bar. Cupboard housing gas boiler. LED lighting including colour changing plinth lighting.

Bedroom 1: Fitted wardrobes. Window overlooking wonderful gardens & door to BALCONY.

En-Suite Shower Room: Large walk-in shower cubicle with body jets. Vanity wash basin & WC. Chrome heated towel rail. Sky light for natural light.

Bedroom 2: Window overlooking side aspect. Built-in double wardrobe. & storage cupboard.

Bedroom 3: Window overlooking front aspect.

Luxury Shower Room: High quality shower room recently installed. Fully tiled. Walk-in shower with rain head & hand held shower. Vanity wash basin & WC. Sky light. Chrome heated towel rail.

Gas Central Heating & PVCu Double-Glazing

Modern Internal Doors throughout & smooth plastered ceilings.

Parking: Individual Lock-Up Garage & Communal Parking Area

Delightful Communal Grounds wrap round the block crating a wonderful setting.

Intercom Entry System

Council Tax Band 'D' Energy Rating 'C'

Tenure: Share of Freehold **Lease:** 999 years from 1972 **Ground Rent:** £0

Service Charge: Approx £2900.00 Per Annum (paid half yearly): including building insurance, cleaning/lighting of common parts, water rates, exterior window cleaning, reserve fund & garden maintenance.



Quality Block



Entrance



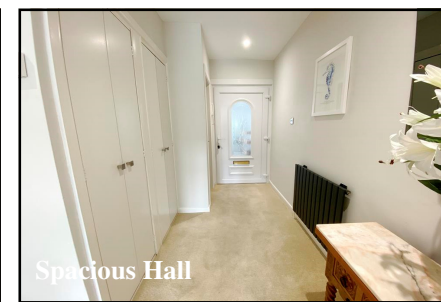
Superb Kitchen/Breakfast Room



Superb Kitchen



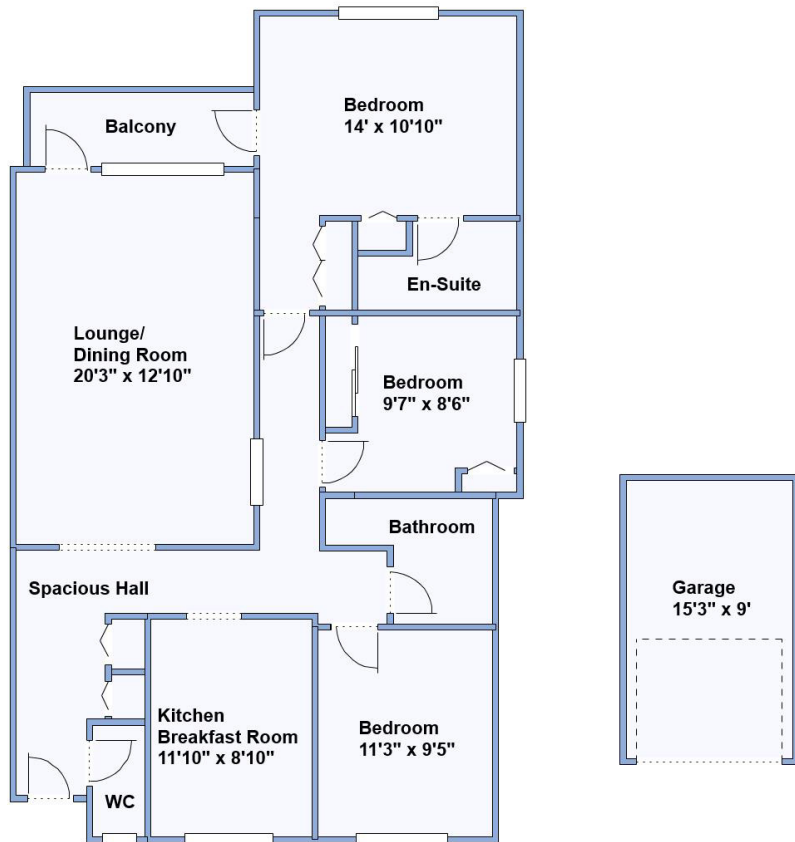
Spacious Hall



Spacious Hall



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05021



This drawing has been prepared for diagrammatic purpose.
All measurements are approximate. Not to scale.

