

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 £340,000

- 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. Double cloaks cupboard.
Cloakroom: Half tiled. Wash basin & WC.
Lounge/Dining Room: A large, bright room with wide patio doors 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 Bosch double oven, electric induction hob & cooker hood over. Integrated dishwasher & fridge/freezer. Space for washing machine & tumble dryer. Contemporary worktops & matching breakfast bar. Water softener. 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. Vanity wash basin & WC. Chrome heated towel rail. Sky light window.
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 window. 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.



Superb Kitchen/Breakfast Room



Superb Kitchen



Quality Block



Entrance



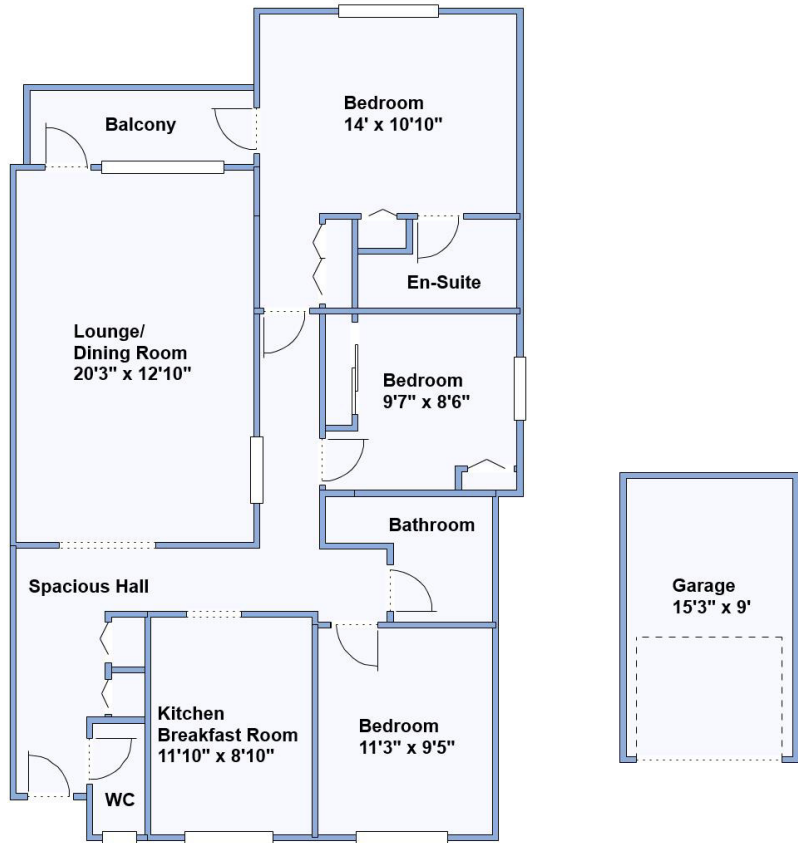
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances,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



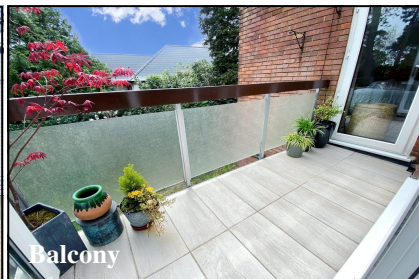
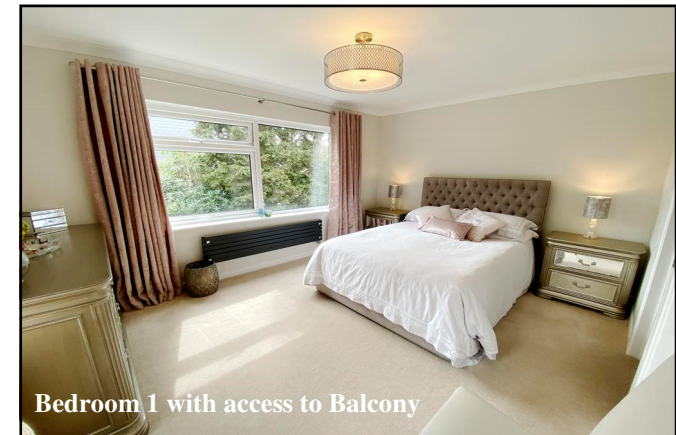
Spacious Hall



Spacious Hall



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

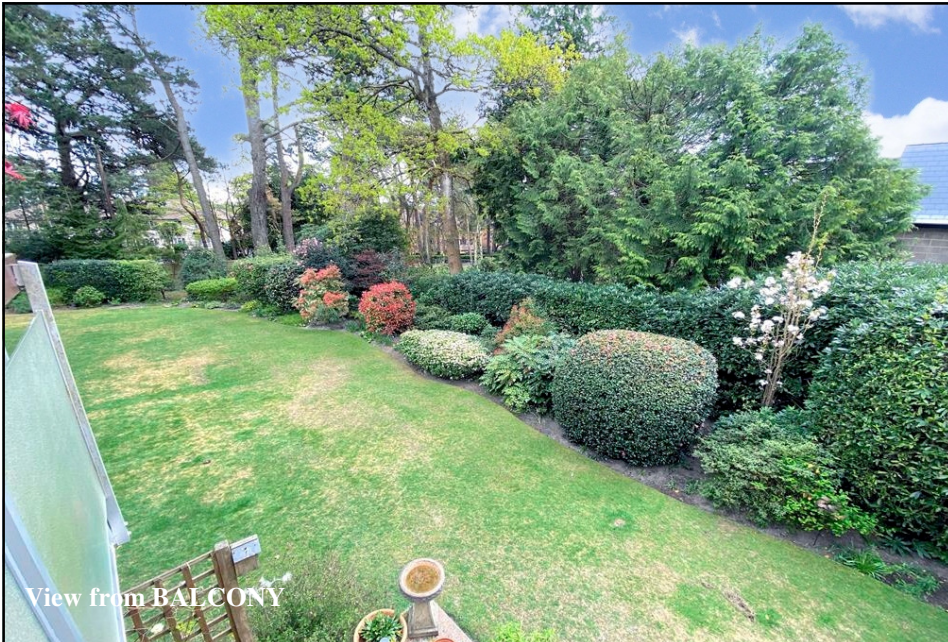




Quality Block



BALCONY with sunny aspect



View from BALCONY



Communal Grounds