



**Apartment 3, Lustrum Hall, 32 Golf Links Road**

Ferndown BH22 8BY

**Guide Price £375,000**

**Winkworth**





GUIDE PRICE £375,000  
SHARE OF FREEHOLD

This fabulous ground floor three bedroom, two bathroom apartment is positioned in a sought after development of just eight apartments opposite Ferndown Championship Golf Course.

The property further benefits from a share of the freehold, allocated parking, and a garage with electric door and mezzanine level for storage.  
**NO ONWARD CHAIN.**

Ground Floor Apartment  
Kitchen/Breakfast Room  
En-suite Bedroom  
Private Patio Style Garden  
Residents & Visitors Parking  
Garage With Electric Door & Storage  
Approx 1000 Sq Ft  
Share Of Freehold - No Ground Rent  
£2168 Service Charge (paid in two instalments per year)  
No Onward Chain

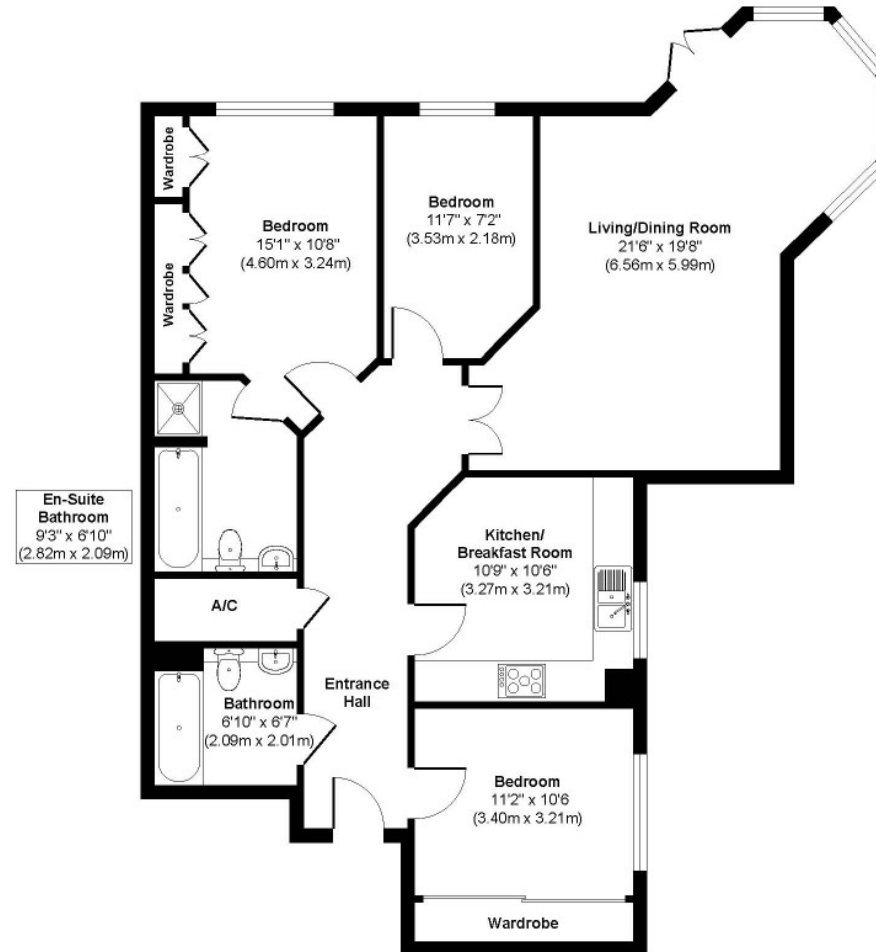
EPC C | Council Tax Band E

01202 434365  
ferndown@winkworth.co.uk





# Lustrum Hall



Approx. Gross Internal Floor Area 1000 sq. ft / 92.90 sq. m.  
Illustration for identification purposes only, measurements are approximate and not to scale.





#### LOCATION

Positioned on Golf Links Road, which is a very desirable residential location, just moments from Ferndown championship Golf Course. The town centre is within a short walk and has a range of shops, cafes and amenities including an M&S Foodhall. There are bus routes nearby giving you easy access to Bournemouth, Poole and Wimborne, all of which have an excellent range of shops, restaurants and leisure facilities. Award winning beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

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**Winkworth**