



The Atrium, Whincroft Close  
Ferndown BH22 9NS  
**GUIDE PRICE £260,000**

**Winkworth**





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**Share Of Freehold**

**An immaculate and spacious, two double bedroom, two bathroom second floor apartment (with lift access) positioned in a sought after gated development in a convenient and popular location, walking distance of Ferndown town centre.**

**Further benefiting from a share of the freehold, private balcony, off road parking and a garage.**

Two Double Bedrooms  
 En-suite Bedroom With Balcony  
 Immaculate Throughout  
 Garage

Allocated Parking Space  
 Secure Gated Entry

Vacant Possession With No Onward Chain  
 Share Of Freehold - 975 Year Lease Remaining  
 £574 Per Quarter Service Charge Inc Ground Rent, Buildings  
 Insurance, Window Cleaning & Gardening  
 Lift Access

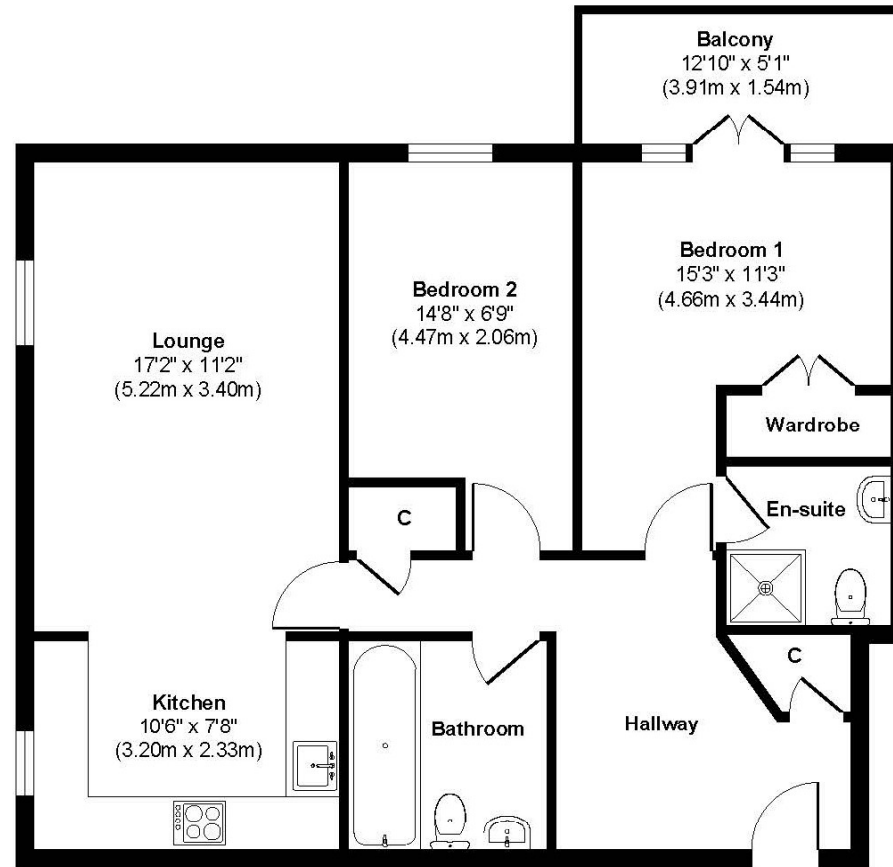
EPC C | Council Tax Band D

**01202 434365**  
**ferndown@winkworth.co.uk**





## The Atrium



Approx. Gross Internal Floor Area 773 sq. ft / 71.80 sq. m

Illustration for identification purposes only, measurements approximate and not to scale.





## LOCATION

Ferndown has good road access and is close to the main A31 between Ringwood and Wimborne making it easy to explore the wider area. There are bus routes along the Wimborne Road giving you easy access to Bournemouth, Poole and Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities including Ferndown championship Golf Club, which is less than five minutes away. The nearest railway station is Branksome (7 miles) and is on the South West main line to London Waterloo and for trips further afield Bournemouth International Airport is just 4 miles away.

## Winkworth Ferndown

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# Winkworth