



Launceston House , 440 New Road
Ferndown, BH22 8EX
GUIDE PRICE £300,000

Winkworth



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SHARE OF FREEHOLD

This very SPACIOUS three bedroom, TWO BATHROOM two reception room FIRST FLOOR APARTMENT is located a short level walk from Ferndown high street and benefits from a private BALCONY and COMMUNAL GARDENS as well as a GARAGE.

The property has a SHARE OF THE FREEHOLD and vacant possession with NO ONWARD CHAIN.

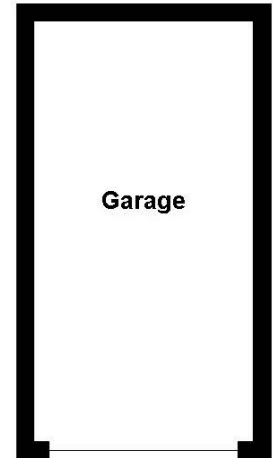
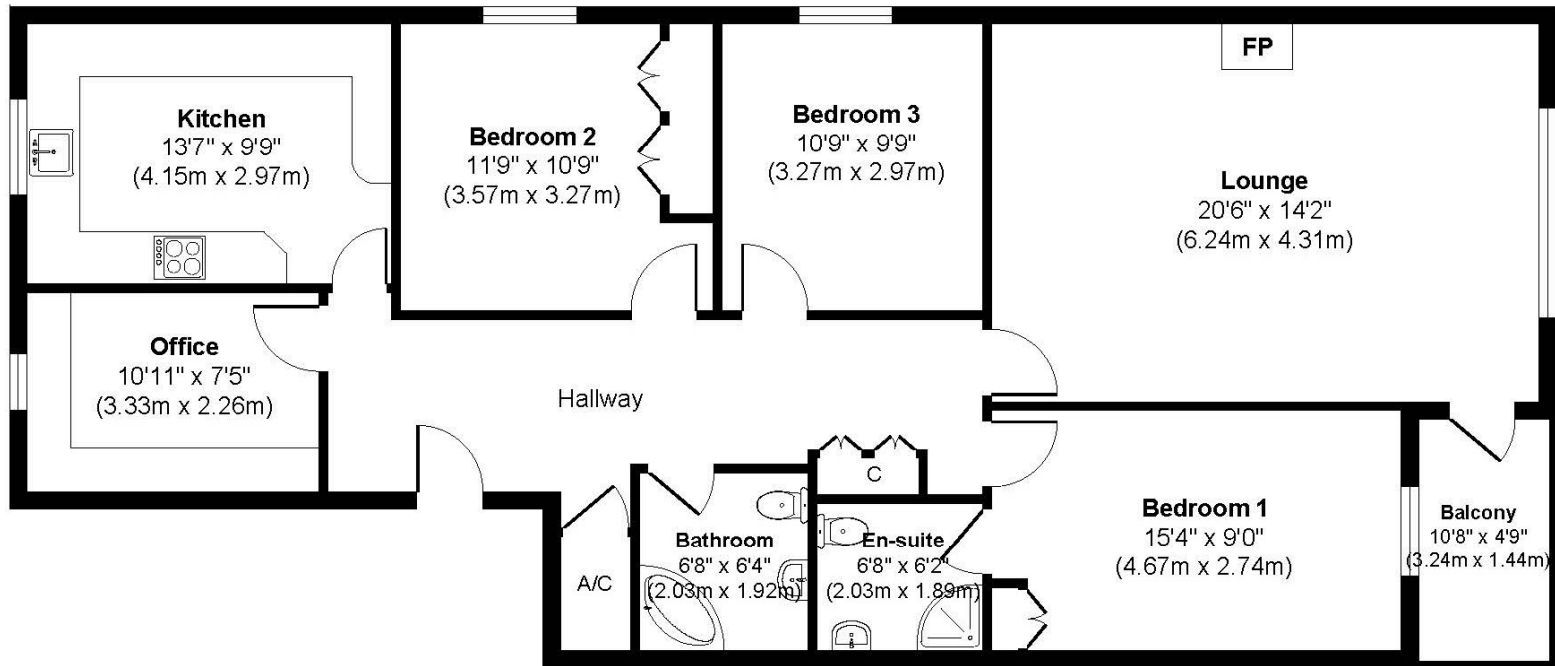
Three Bedrooms
Garage
No Onward Chain
Two Reception Rooms
Share Of Freehold
£425 Service Charge Payable Per Quarter
No Ground Rent
First Floor Apartment
Walking Distance Of High Street
Private Balcony
Two Bathrooms

EPC C | Council Tax Band E

01202 434365
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Launceston House



Approximate Floor Area
1159 sq. ft
(107.67 sq. m)

Garage In Block

Approx. Gross Internal Floor Area 1159 sq. ft / 107.6 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.



LOCATION

Launceston House is very conveniently located, approximately 250 metres from Ferndown town centre which has a range of shops, cafes and amenities. For the keen golfer Ferndown Championship Golf Course is a short distance away and there are bus routes nearby giving you easy access to Bournemouth, Wimborne & Poole all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy 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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