



'Blaze'
Ringwood Road
Ferndown BH22 9AU

Winkworth

Blaze, 406 Ringwood Road, Ferndown, BH22 9AU

Three Brand New Modern Apartments Walking Distance Of Amenities

This small development comprises one 2 bedroom apartment, one 1 bedroom apartment and a studio apartment. These well finished properties are ready to welcome you home now and feature modern kitchens and luxury shower rooms, further benefiting from a long lease of 125 years.

Perfect for first time buyers, those looking for an excellent buy to let or second home close to the coast!

Conveniently positioned close to Ferndown town centre, which has a range of shops, leisure facilities, cafes and restaurants all within walking distance.

Our Area

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 within walking distance giving you easy access to Bournemouth, Poole and Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities. Ferndown itself has a range of amenities including an M&S Foodhall, independent cafes and a post office and for those who enjoy their golf, the development is conveniently situated for Ferndown championship Golf Course. The nearest railway station is Bournemouth (7 miles) and is on the South West main line to London Waterloo, for trips further afield Bournemouth International Airport is just 3 miles away.

Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

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winkworth.co.uk/ferndown

Winkworth



Apartment 1

LEASEHOLD

Guide price £230,000

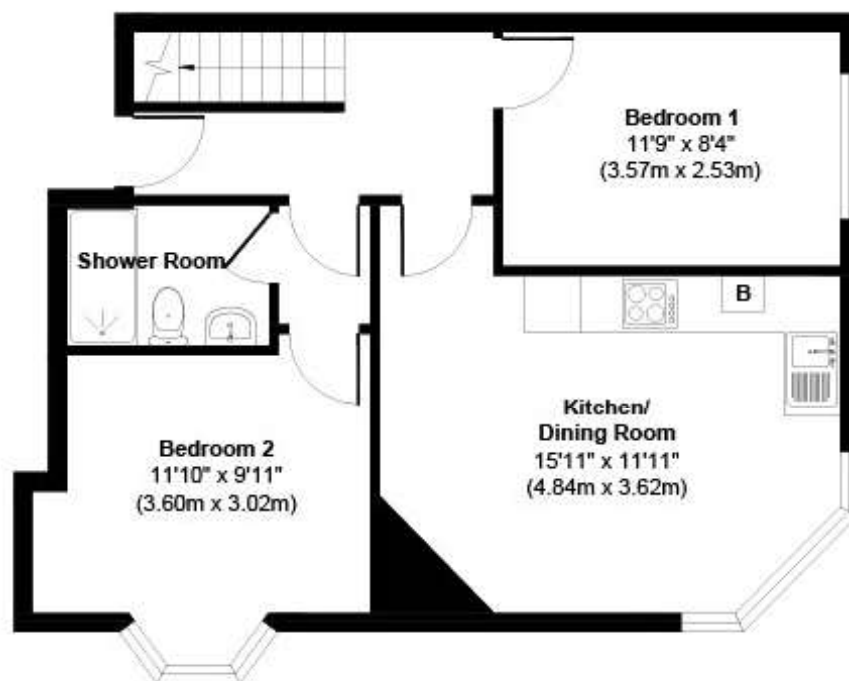
This light and spacious brand new two double bedroom first floor split level apartment is conveniently located in the heart of Ferndown's town centre. Arranged over two floors the property features a modern integrated kitchen and a 22ft triple aspect living room.

Brand New
Two Double Bedrooms
Split Level Apartment
Town Centre Location
Shower Room
Triple Aspect Lounge
Video Entry System
125 Year Lease
Service Charge Approx £500 per annum
No Ground Rent

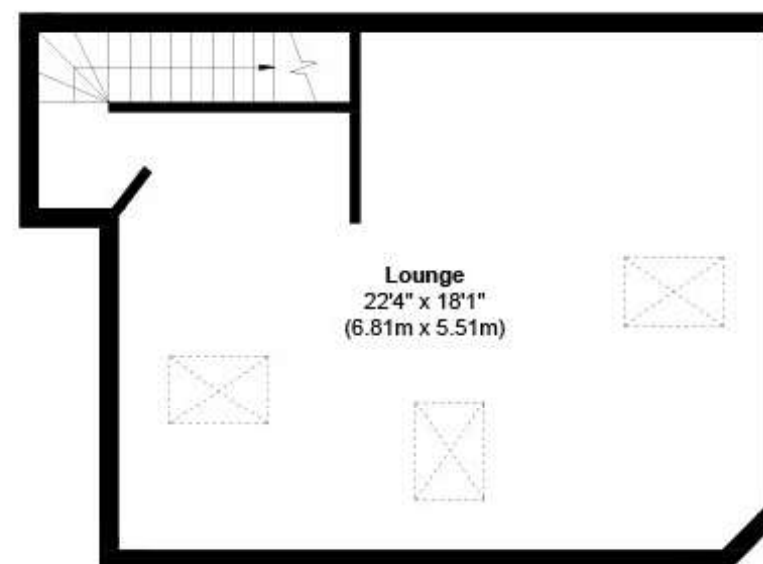
Council Tax TBC / EPC C

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Blaze Flat 1



First Floor
Approximate Floor Area
519 sq. ft
(48.30 sq. m)



Second Floor
Approximate Floor Area
419 sq. ft
(38.90 sq. m)

Approx. Gross Internal Floor Area 938 sq. ft / 87.20 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.



Apartment 2

LEASEHOLD

Guide Price £170,000

A brand new one bedroom first floor apartment with loft room offering a versatile additional space which would make an ideal home office/ hobby room!

Brand New

Loft Room

Town Centre Location

One Bedroom Apartment

Shower room

18ft Open Plan Kitchen/Diner/Lounge

Video Entry System

Ready Now

125 Year Lease

Service Charge Approx £500 per annum

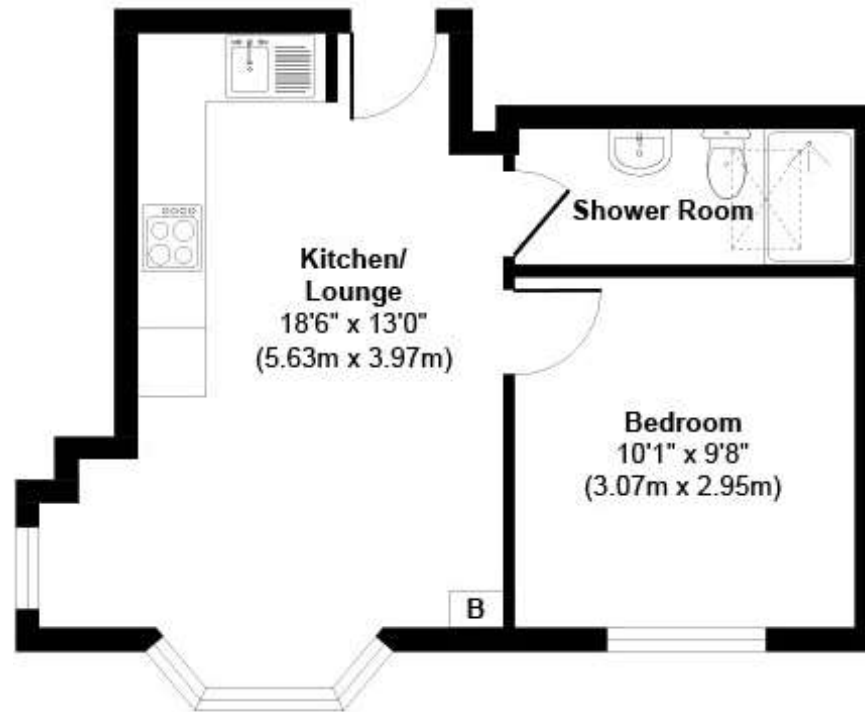
No Ground Rent

Council Tax TBC / EPC C

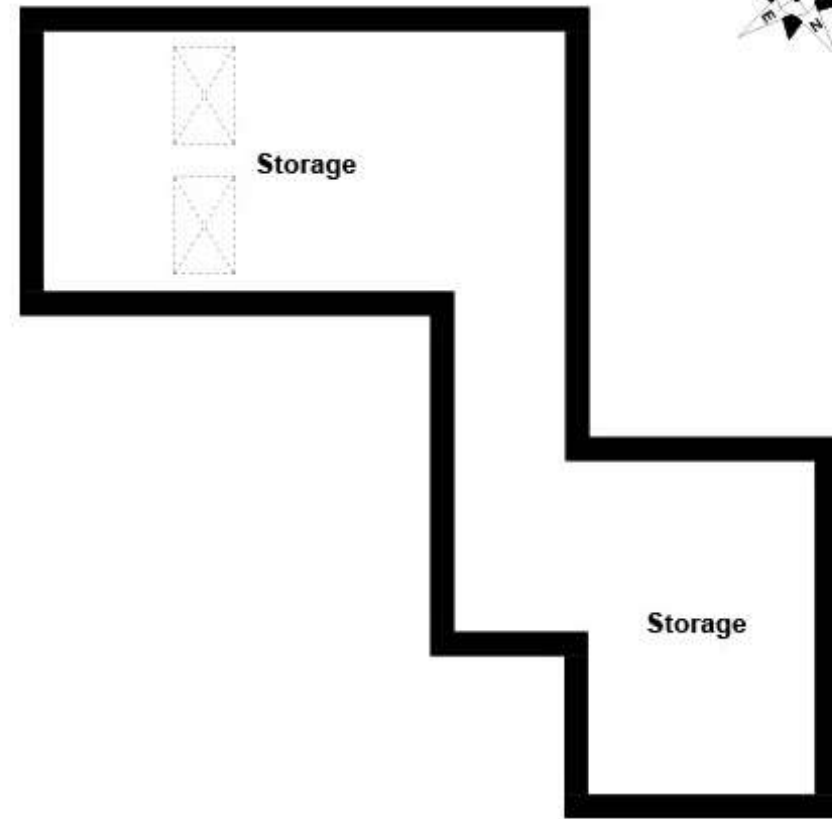
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Blaze Flat 2



First Floor
Approximate Floor Area
328 sq. ft
(30.40 sq. m)



Loft Area
Approximate Floor Area
212 sq. ft
(19.70 sq. m)

Approx. Gross Internal Floor Area 540 sq. ft / 50.10 sq. m.

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Apartment 3

LEASEHOLD

Guide Price £140,000

Well appointed brand new studio apartment with a luxury shower room and integrated kitchen, conveniently positioned in Ferndown town centre.

Brand New
Town Centre Location
Studio Apartment
Shower Room
Open Plan Living
Video Entry System
No Chain
125 Year Lease
Service Charge Approx £500 per annum
No Ground Rent

Council Tax TBC / EPC C

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Blaze Flat 3



Loft Space
Approximate Floor Area
47 sq. ft
(4.40 sq. m)

First Floor
Approximate Floor Area
296 sq. ft
(27.50 sq. m)

Approx. Gross Internal Floor Area 343 sq. ft / 31.90 sq. m.

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