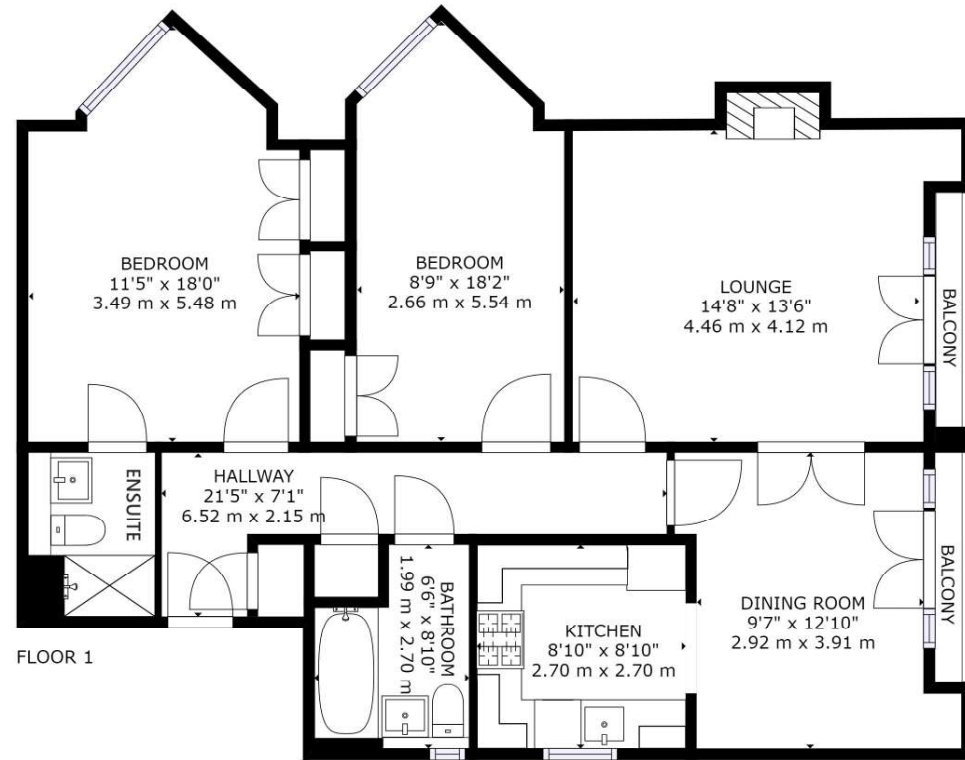




**Flat 4 Amberley House, 50 Beaufoys Avenue**  
Ferndown, BH22 9RL  
**GUIDE PRICE £300,000**

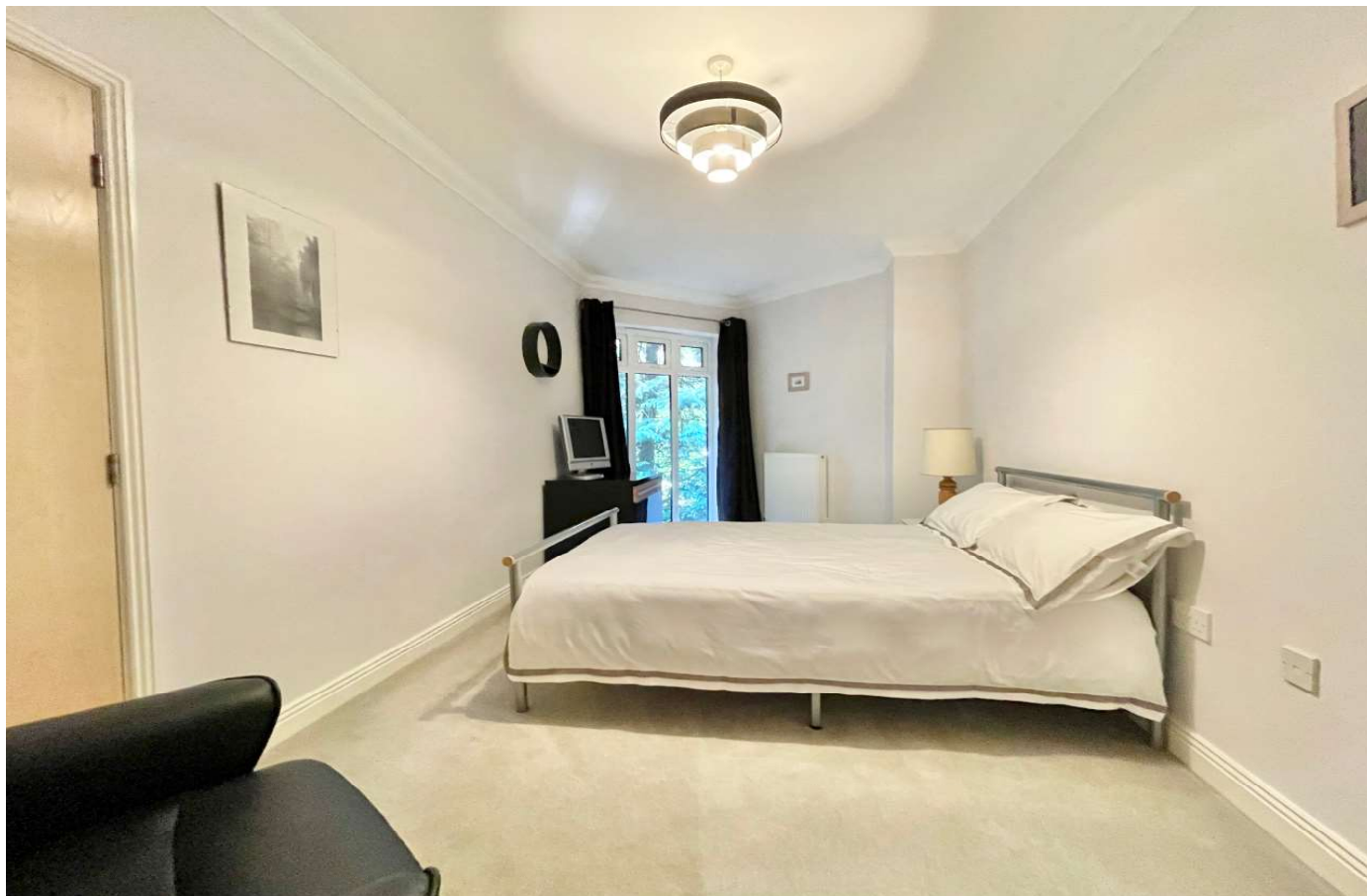




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 998 sq. ft, 93 m<sup>2</sup>, EXCLUDED AREAS:  
 BALCONY: 25 sq. ft, 2 m<sup>2</sup>  
 TOTAL: 998 sq. ft, 93 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





GUIDE PRICE £300,000  
LEASEHOLD

**Stunning two double bedroom, two bathroom first floor apartment approaching 1000 sq ft, this lovely property also benefits from allocated off road parking, loft storage and no onward chain.**

Two Double Bedrooms  
Integrated Kitchen | Two Bathrooms  
Loft Storage | First Floor  
Stunning Interior | Gas Central Heating  
Two Reception Rooms | Allocated Parking No  
Onward Chain | Sought After Location

EPC C  
Service Charge (inc ground rent) £1300 pa  
Lease 109 Years Remaining  
Council tax band E

01202 434365  
ferndown@winkworth.co.uk



## LOCATION

Amberley House is positioned on Beaufoys Avenue, a very desirable residential road just a short distance from Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Food Hall. There are bus routes within a short walk giving you easy access to Bournemouth & Poole, both of which have an excellent range of shops, bars, restaurants and leisure facilities as well as award winning sandy beaches. The nearby A31 provides quick access to the New Forest, Southampton and beyond for the commuter by car.

## Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

01202 434365 | [ferndown@winkworth.co.uk](mailto:ferndown@winkworth.co.uk)

[winkworth.co.uk/ferndown](http://winkworth.co.uk/ferndown)

**Winkworth**