



**The Ferns, 90 Golf Links Road**  
Ferndown BH22 8BZ  
**Guide Price £425,000**

**Winkworth**



## Guide Price £425,000 LEASEHOLD

This fabulous 1600 sq ft three double bedroom three bathroom penthouse apartment is located in 'The Ferns' a popular gated development on prestigious Golf Links Road, directly opposite the championship Golf Course.

The apartment is incredibly light and spacious and benefits from an en-suite bedroom with walk in wardrobe, living room balcony,  
secure underground parking and  
**NO ONWARD CHAIN.**

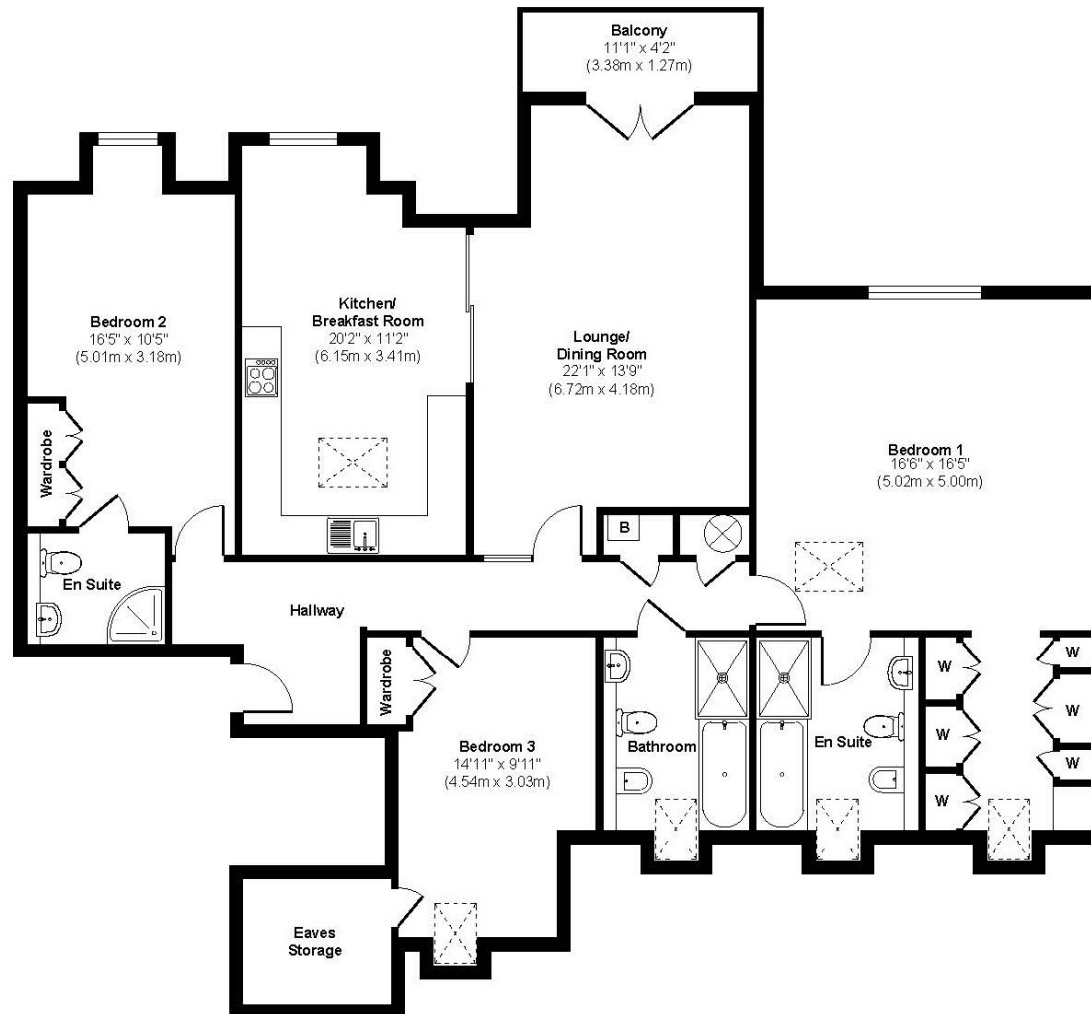
Three Double Bedrooms  
Fabulous Penthouse Apartment  
En-suite Bedroom With Walk In Wardrobe  
Immaculate Throughout  
Underground Parking  
Secure Gated Entry  
Lift Access  
Sought After Location Opposite Golf Course  
Leasehold - 105 Years Remaining  
£3243.91 Per Annum Inc Ground Rent  
Communal Landscaped Garden  
No Onward Chain

EPC C | Council Tax Band F

01202 434365  
ferndown@winkworth.co.uk

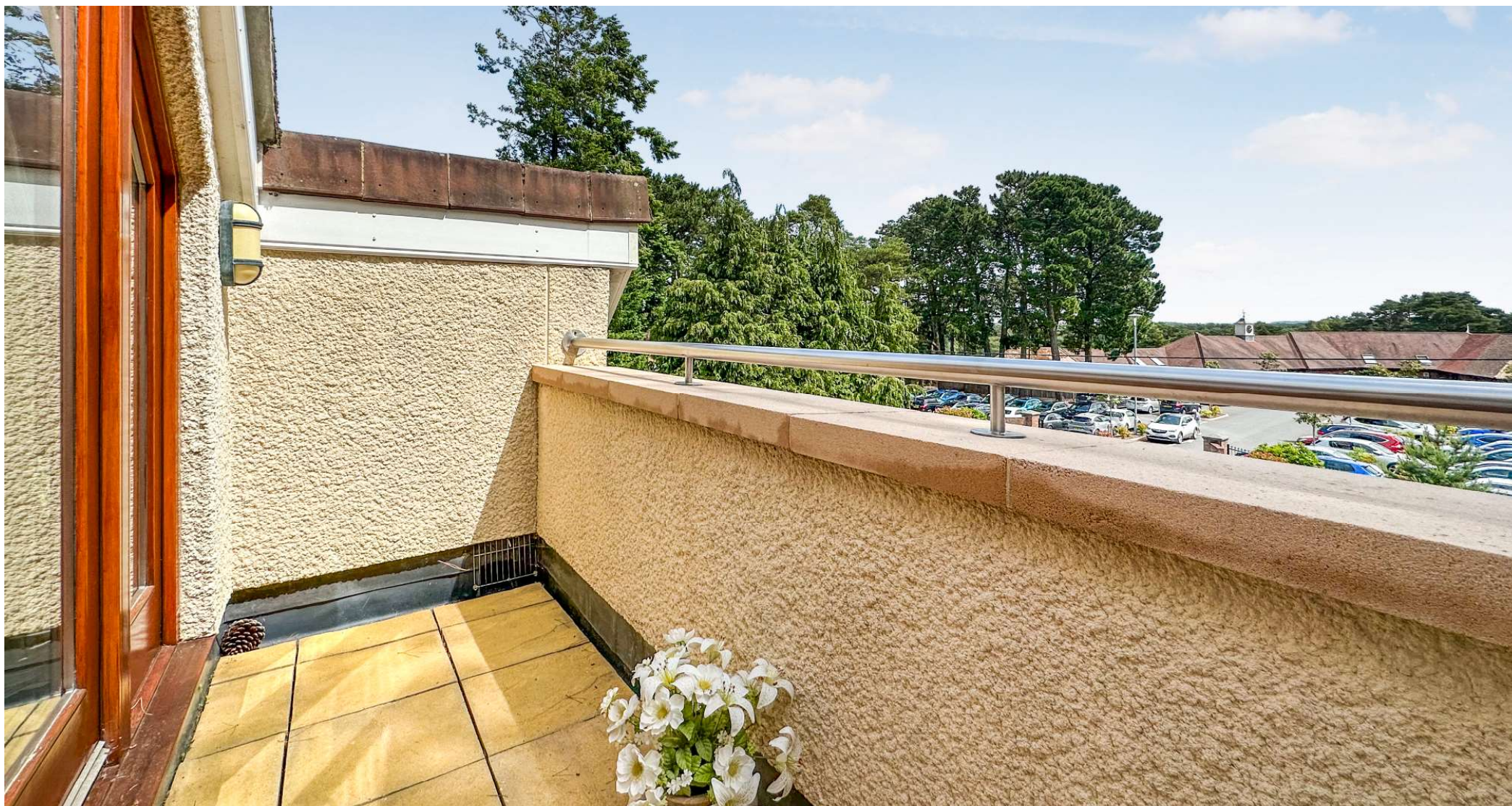


## The Ferns



Approx. Gross Internal Floor Area 1618 sq. ft / 150.30 sq. m

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



## LOCATION

The Ferns is positioned on Golf Links Road, opposite the championship Golf Course, a very desirable residential location just a short walk 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 and Wimborne, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton and beyond for the commuter by car.

Winkworth Ferndown

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**Winkworth**