



Flat 2, Penrose, 440 Ringwood Road

Ferndown BH22 9AY

Guide Price £225,000

Winkworth



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Leasehold

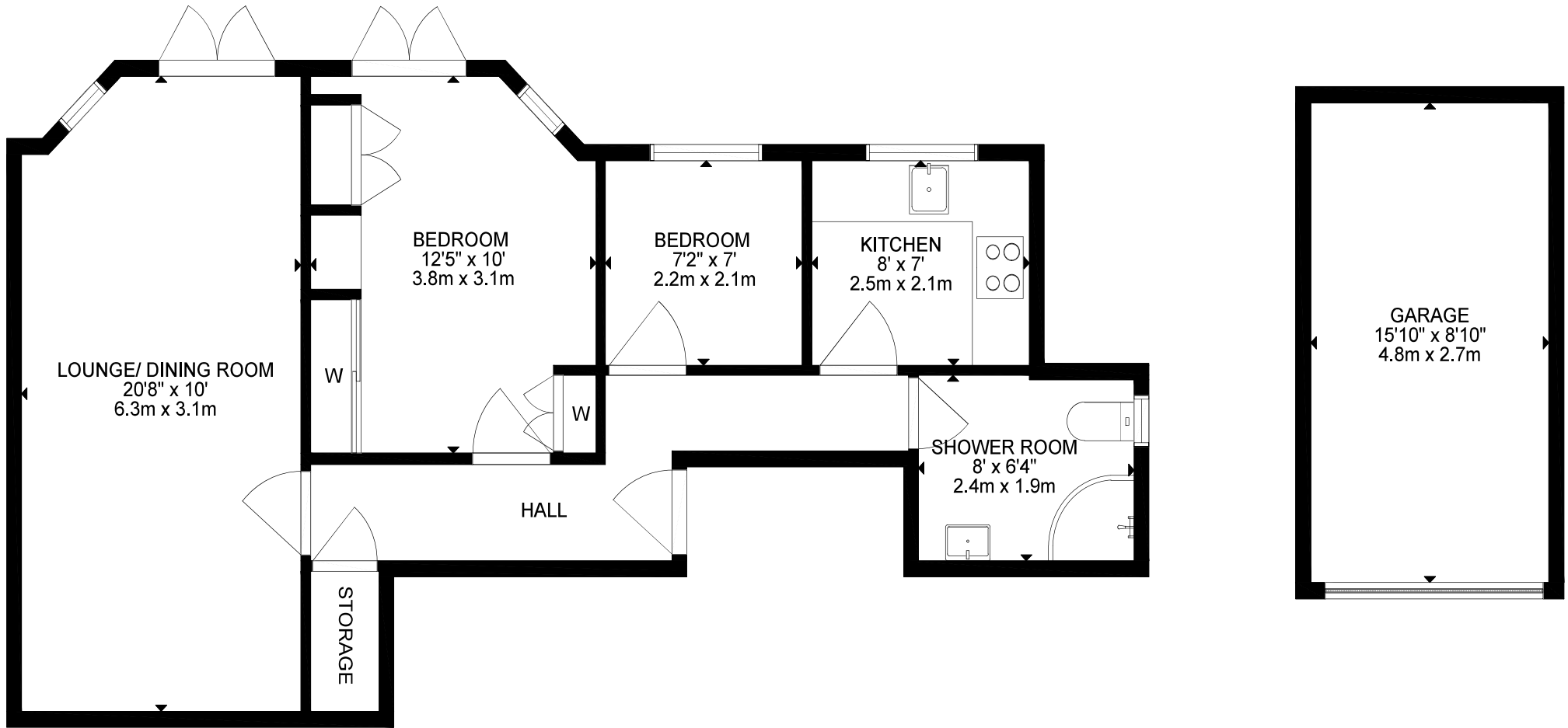
This well presented and very conveniently located two bedroom ground floor apartment benefits from direct access onto a private patio with communal gardens beyond, off road parking and a single garage. Located on a level walk, approximately 500 metres from Ferndown town centre.

**Two Bedrooms
Ground Floor Apartment
Garage With Light & Power
Secure Entry System
Well Maintained
Vendor Suited
Private Patio
Shower Room
Allocated Parking
Cost Effective Service Charge - £1300 PA
Ground Rent - £147 PA
98 Year Lease Remaining**

EPC C | Council Tax Band C

01202 434365
ferndown@winkworth.co.uk





GROSS INTERNAL AREA
TOTAL: 705 SQ FT, 65.5 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

Conveniently located in a small, sought after development just a short level walk from Ferndown town centre which has range of amenities including a Tesco, Boots Chemist, Library and 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 sandy beaches are just twenty minutes away and the nearby A31 provides quick access to the New Forest, Southampton, London and beyond.

Winkworth Ferndown

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