



**Charleston House**  
**578 Wimborne Road East, Ferndown BH22 9NN**  
**GUIDE PRICE £340,000**





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**SHARE OF FREEHOLD**

**This stunning three double bedroom, two bathroom virtually brand new ground floor apartment is positioned within a small modern development of just 9 apartments and benefits from direct access onto a private south facing garden, a share of the freehold, residents off road parking and NO ONWARD CHAIN.**

**Three Double Bedrooms**  
**Two Bathrooms**  
**Modern & Spacious Ground Floor Apartment**  
**Gas Central Heating**  
**Residents Off Road Parking**  
**No Onward Chain**  
**Sought After Location**  
**Private South Facing Garden**  
**Service Charge £1500 pa**  
**Share Of Freehold - 998 Year Lease Remaining**

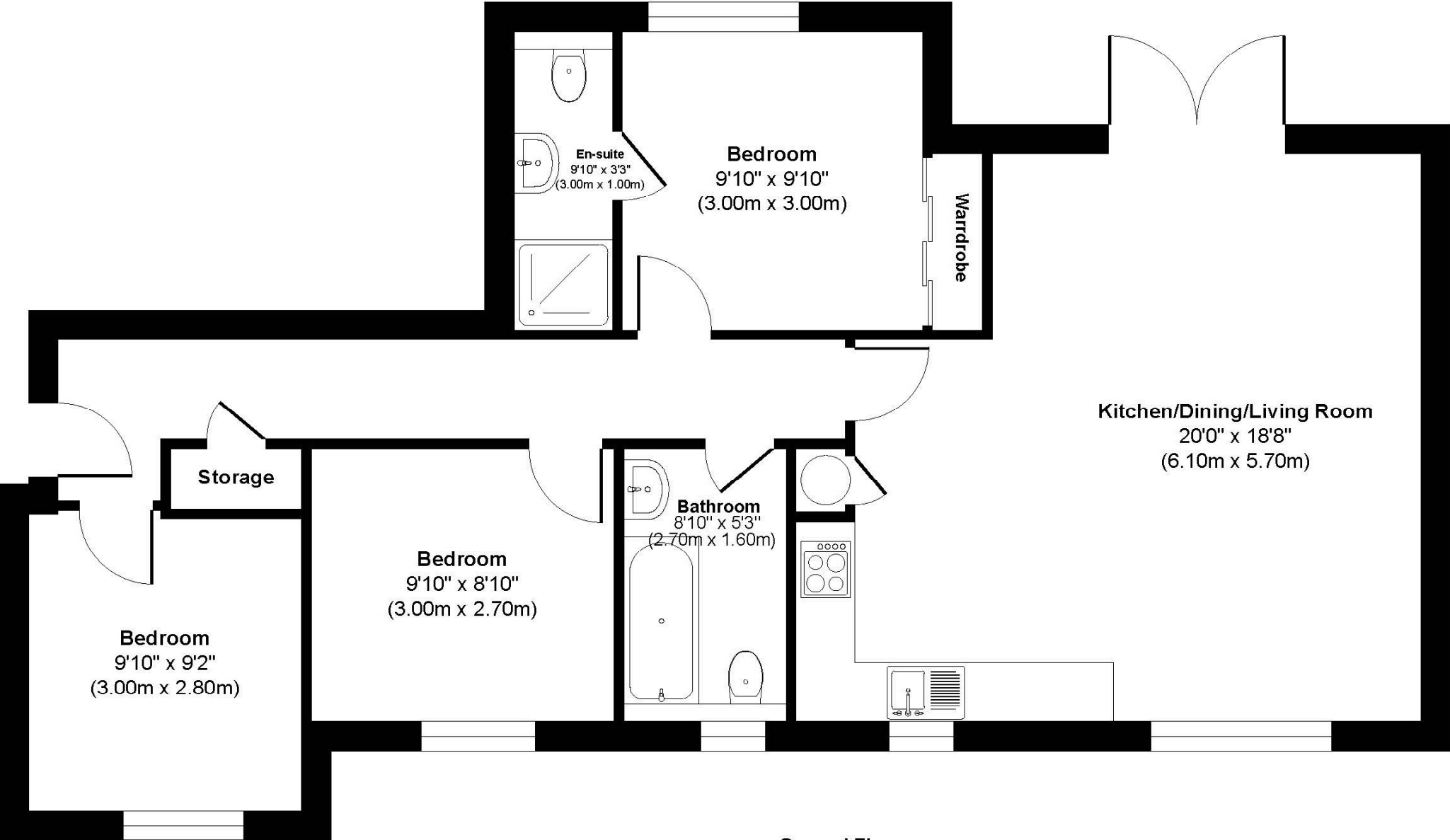
**EPC B | Council Tax Band D**



**01202 434365**  
**ferndown@winkworth.co.uk**



# Charleston House



Ground Floor

Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m  
Illustration for identification purposes only, measurements approximate and not to scale.



## LOCATION

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 along the Wimborne Road giving you easy access to Bournemouth, Poole and Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities including Ferndown championship Golf Club, which is less than five minutes away. The nearest railway station is Branksome (7 miles) and is on the South West main line to London Waterloo and for trips further afield Bournemouth International Airport is just 4 miles away.

Winkworth Ferndown

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**Winkworth**