



**Flat 4, Pembroke House,**  
24 Dudsbury Avenue, Ferndown BH22 8DU  
**Offers In Excess Of £350,000**

**Winkworth**





**OFFERS IN EXCESS OF £350,000  
LEASEHOLD**

**This superbly appointed and conveniently located three bedroom, two bathroom, first floor apartment in excess of 1100 sq ft, further benefits from a private balcony and allocated parking. Pembroke House is a quality development consisting of just 7 apartments located on Dudsbury Avenue, a highly desirable location, just a short walk from Ferndown town centre.**

Three Double Bedrooms

Sought After Location

First Floor Apartment With Lift Access

Pretty Communal Gardens

Allocated Parking Space & Visitors Parking

Two Bathrooms

Kitchen/Diner

Private Balcony

Long Lease

Immaculate Throughout

EPC B Council Tax Band E

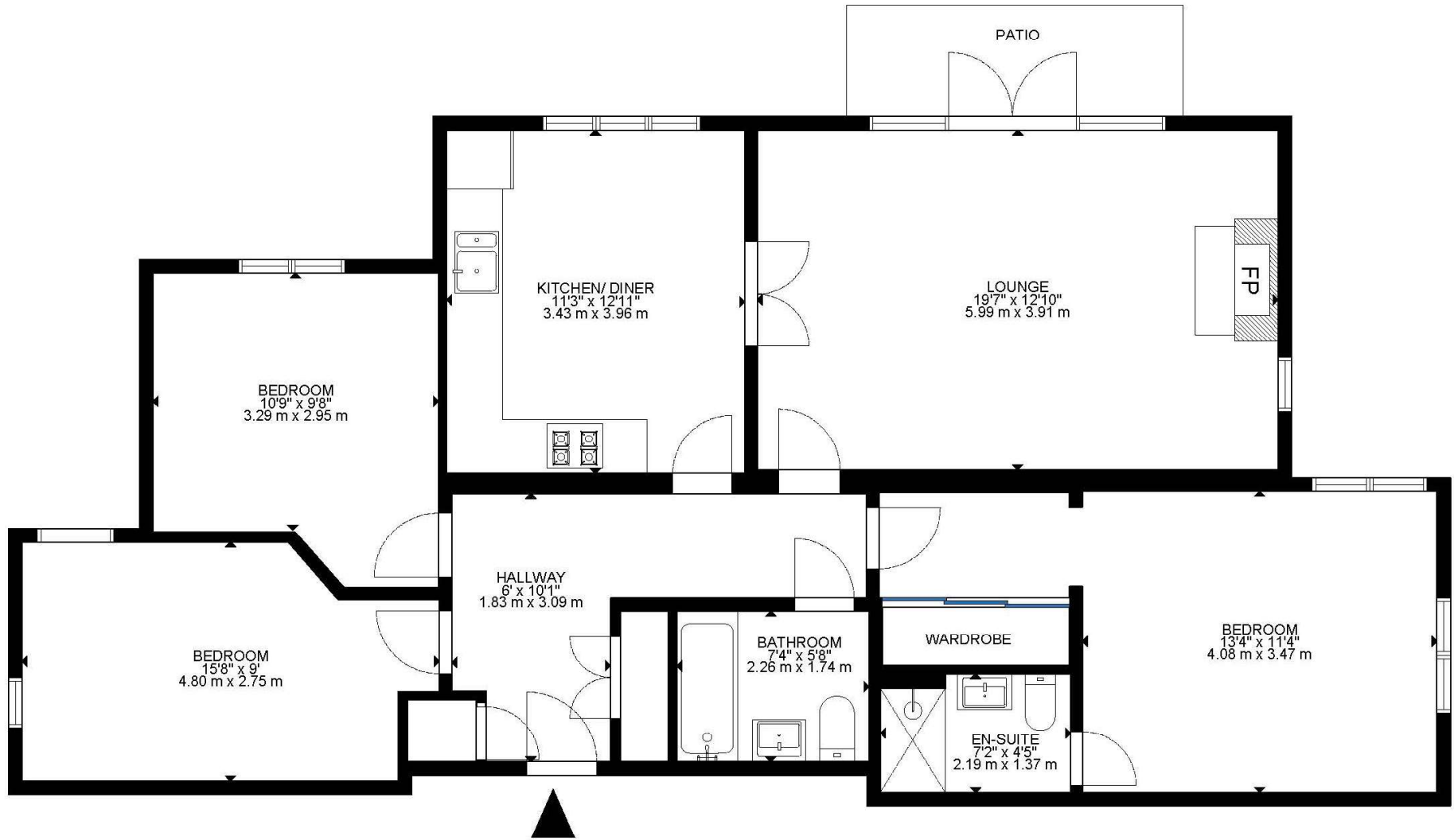
Service Charge £2198.53 Ground Rent £250 Per Annum

**01202 434365**

**ferndown@winkworth.co.uk**







GROSS INTERNAL AREA  
 FLOOR 1 : 108 m2, 1162 SQ FT  
 TOTAL: 108 m2, 1162 SQ FT

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## LOCATION

Pembroke House is positioned on a very sought after road, conveniently located for Ferndown town centre which has a range of shops, cafes and amenities. For the keen golfer the prestigious Ferndown Golf Course is a short distance away and there are bus routes nearby giving you easy access to Bournemouth, Wimborne & Poole 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 and beyond for the commuter by car.

**Winkworth Ferndown**

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