



## Flat 4, Cambridge Court, 339, New Road, Ferndown, £199,950

- Close to Ferndown Centre
- Allocated Parking
- Double Glazed
- Immaculate Condition
- Security Entry
- Purpose Built First Floor Apartment
- Spacious Throughout 473 Sqft.
- Gas Central Heating
- Share of Freehold

# Cambridge Court, 339, New Road, Ferndown BH22 8EJ

Introducing this very well-presented one bedroom first floor apartment situated in a purpose-built block, built only 16 years ago. With the benefit of share of freehold and an easy walk to Ferndown Town Centre, this apartment is perfect for a cross-section of buyers - whether you're looking to downsize, getting onto the property ladder for the first time, or seeking an investment opportunity.



Council Tax Band: B



## Property Details

### Area

Ferndown is a residential town in East Dorset, with easy access to Wimborne, Ringwood and Bournemouth. Located on the edge of the New Forest National Park, the area is perfect for exploring the nearby countryside with delightful trails that mix peace and tranquility with the hustle and bustle of a rural town. Ferndown has a wide range of local shops and supermarkets along with a variety of coffee shops, pubs and restaurants. Various sports and social clubs for all ages are based within the town and along with the renowned Ferndown Golf Course there is something for everyone.

### Description

Accommodation Comprises, Security entry front door with communal hall and stairs to the first floor. Door to Flat 4. Entrance, built in cupboard, doors to main rooms. Lounge/Kitchen, Lounge Area, a generous sized room with window to front aspect. Kitchen

Area, range of work surfaces with storage cupboards, built in oven and hob, space for washing machine, part tiled. Bedroom, a spacious double, window to rear aspect. Bathroom, white suite with paneled bath, low level w.c, wash hand basin, part tiled. Outside, the property has the benefit of an allocated parking space to the front. Small communal gardens, part laid to lawn with various flower and shrub borders.

### Tenure

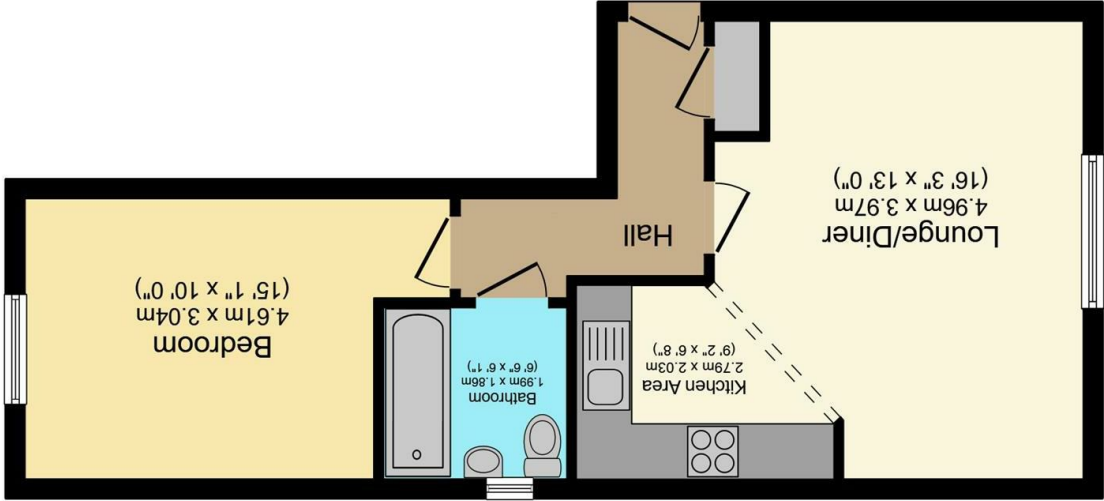
Share of Freehold  
Term 999 years with 983 years remaining.  
Maintenance £1,080 per annum.

Council Tax Banding B

Tenant is currently paying £900 per calendar month



Floorplan



TOTAL: 44.5 sq.m. (479 sq.ft.)

Floor area 44.5 sq.m. (479 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

Floor Plan

2 Park Lane, Wimborne, Dorset, BH21 1LD

01202 88 90 88

<http://www.nicholasashumphreys.com>

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   |           |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | Potential |
|                                             |           | Current   |

Views

Views by arrangement only.  
Call 01202 88 90 88 to make an appointment.

