



**Centenary Place 208 Station Road,**  
West Moors Ferndown BH22 0JD  
**Guide Price £150,000**

**Winkworth**



*LEASEHOLD - 114 Years Remaining*  
*£150,000*

### **The Property**

This immaculate top floor (with lift) spacious one bedroom apartment is positioned in the heart of the pretty Village of West Moors, less than a two minute walk from a range of **amenities** including a Tesco Express and Post Office.

Further benefits include loft storage, a long lease of 114 years remaining, and allocated off road parking.

### **Location**

Just a short walk from the plantation, and only moments from the A31 which provides quick access to the New Forest, Southampton and London for the commuter by car. There are bus routes close by giving you easy access to Bournemouth, Poole and Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities. The ever popular Moors Valley Country Park and Snowtrax Alpine Activity Centre are a short drive away, award winning beaches are also nearby and several of Dorset's premier golf clubs are also within easy reach.

01202 434365

ferndown@winkworth.co.uk



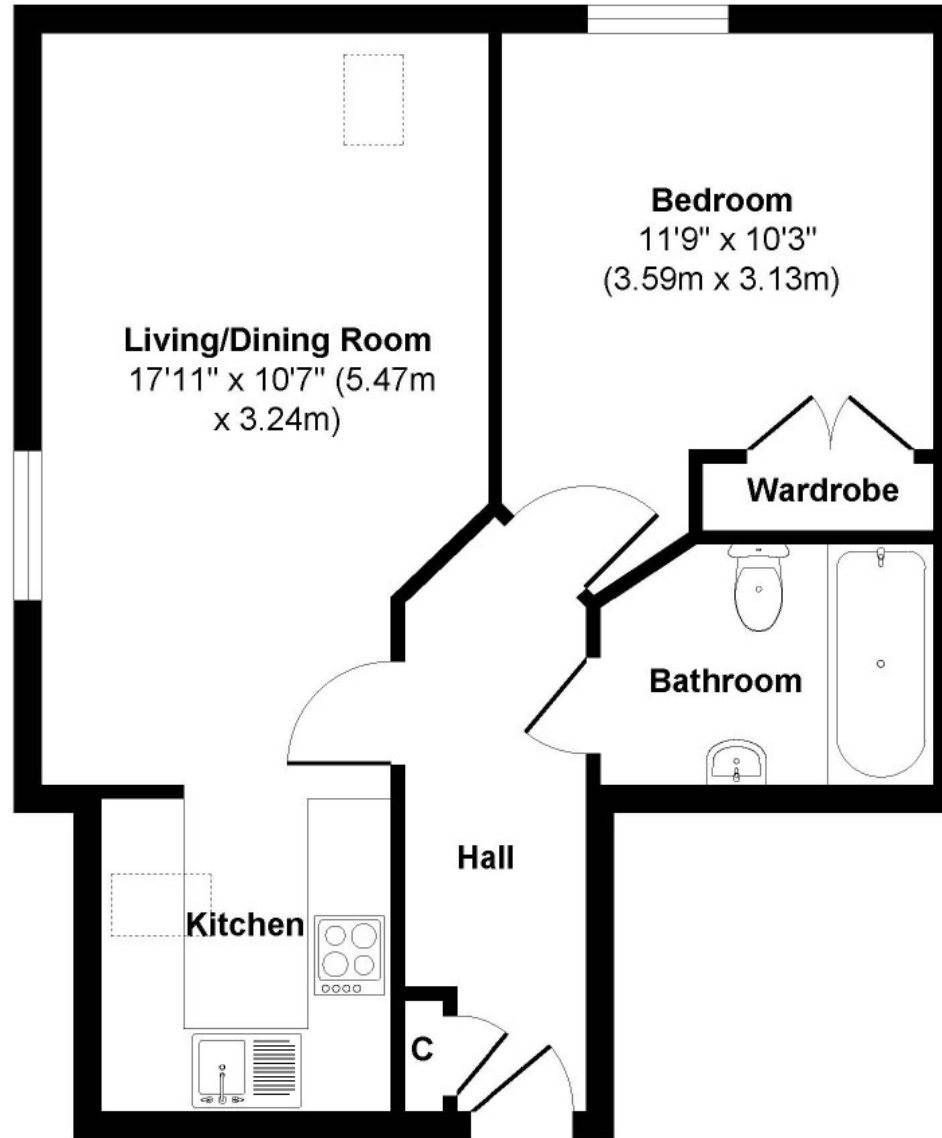
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- ~ Immaculate Throughout
  - ~ One Bedroom Apartment
  - ~ Modern Kitchen & Bathroom
  - ~ Top Floor Apartment With Lift
    - ~ Allocated Parking
    - ~ Long Lease Remaining
  - ~ Village Location Very Close To All Amenities
    - ~ Communal Garden
    - ~ Secure Entry System
    - ~ Loft Space
    - ~ Solar Panels
  - ~ Service Charge £2,011.35 Per Annum
  - ~ Ground Rent £250 Per Annum
  - EPC C - COUNCIL TAX BAND B**
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Approx. Gross Internal Floor Area 470 sq. ft / 43.70 sq. m  
Illustration for identification purposes only, measurements approximate, not to scale.