



Flat 11, Pullman Court, 191 Station Road, West Moors, Offers Over £220,000

- West Moors Central Location
- Gas Central Heating
- Large Lounge/Diner
- Well Managed Block
- Security Entry Access
- Long Lease - Share of Freehold
- Two Double Bedroom Apartment
- Undercover Allocated Parking
- Double Glazed

191 Station Road, West Moors BH22 0HX

A well presented two double bedroom second (top) floor purpose built apartment situated in a popular and sought after location just yards from West Moors Village Centre. Set within this well managed block, the property is located on the second floor, with the communal area having a stair lift if required. The apartment has a generous size lounge/diner being bright and airy. The bedrooms are both doubles and the property is well kept throughout. Undercover parking is a benefit with further outside storage. Perfect for a first time buyer, couples or an older person looking to be close to all amenities.



Council Tax Band: B



Property Details

Area

West Moors is a large village located between the towns of Ferndown, Ringwood and Wimborne. It is approximately 7 miles north of the coastal town of Bournemouth. The village has a population of around 7,000 people and is known for its beautiful countryside, excellent schools, and friendly community. It has a modern parade of shops and two village pubs. One of the main attractions of West Moors is its proximity to the New Forest National Park. The village is surrounded by stunning natural landscapes, including heathland, woodland, and rivers. This makes it an ideal location for outdoor activities such as hiking, cycling, and horse riding. It lies on the route of the Castleman Trailway - a walking and cycle route which connects Poole to Ringwood. It is also close to two popular country parks - Avon Heath Country Park and Moors Valley Country Park. The village also has several parks and green spaces, including the popular West Moors Recreation Ground, which has a children's play area, football pitches, and a cricket pitch. West Moors has a strong sense of community, activities include the annual West Moors Fun Day, which features live music, food stalls, and a funfair, as well as regular farmers' markets and craft fairs. The village also has a number of local clubs and societies, including a gardening club, a history society, and a drama group, which provide opportunities for residents to get involved and meet new people.

Description

Accommodation comprises, communal front door with security entry through to communal entrance, stairs (stair lift if required) to the second floor, front door to flat 11. Entrance Hall, hatch to loft, built in storage and airing cupboard, archway through to Lounge/Diner, a generous size room being double aspect making it a light and airy room, ample space for lounge and dining areas. Kitchen, range of work surfaces with storage cupboards and drawers, built in oven and hob, space for further appliances, part tiled, window to rear, Bedrooms, both are doubles with one to side and the other to rear aspect, Bathroom, paneled bath with shower over, low level w.c. wash hand basin, part tiled, Outside, communal grounds are well kept and are mainly bordering shrubs and hedging. Parking, there is an allocated under cover parking space and further lockable storage cupboard for bikes/possessions etc.

Tenure

Leasehold

The term remaining is 994 years

Service Charge - £1800 per annum

Council Tax Band B





Pullman Court

DETAILS

Total area:54.95 m²
Living area:54.95 m²
Total area:591.51 sq ft
Living area:591.51 sq ft

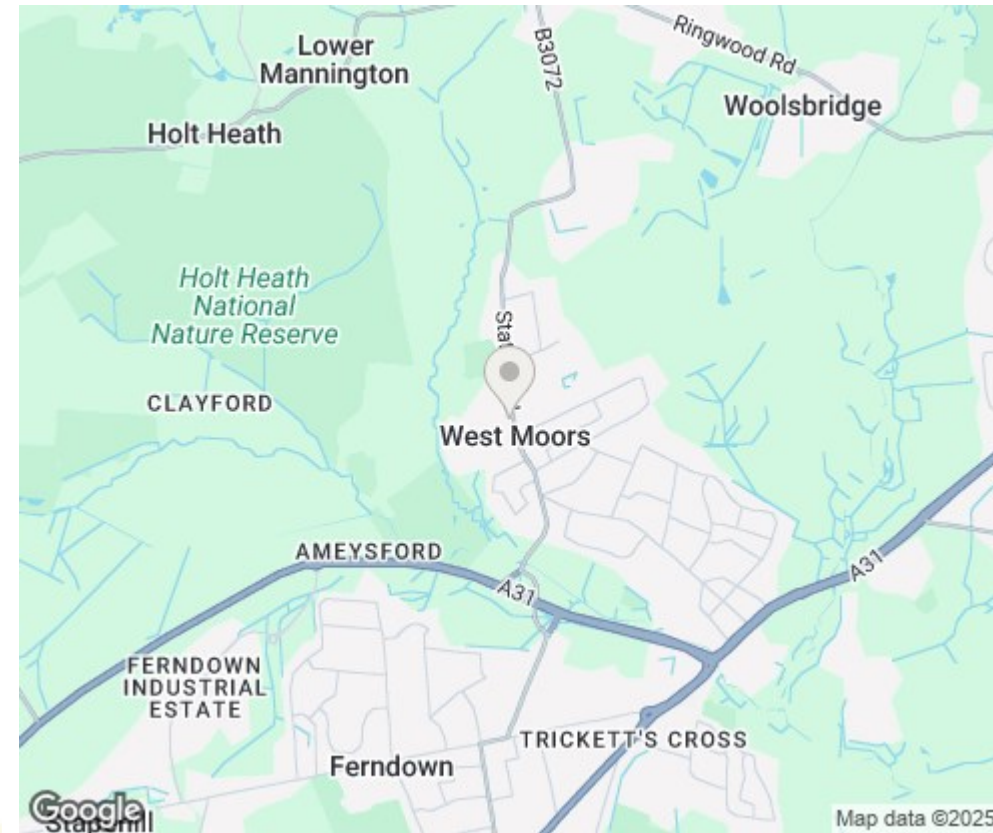
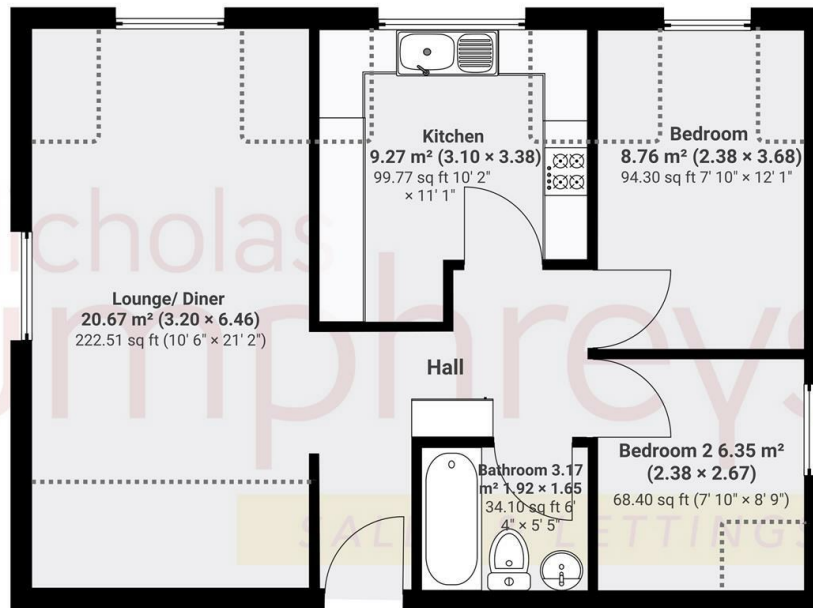
Nicholas Humphreys
2 Park Lane
BH21 1LD Wimborne
Dorset
United Kindom
wimbome@nicholashumphreys.co
m
nicholashumphreys.com
01202889088

The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0.0 0.5 1.0 1.5m
1:47
0' 1' 2' 3' 4' 5'
1:47

▼ 2nd Floor

TOTAL AREA:54.95 m²-LIVING AREA:54.95 m²
TOTAL AREA:591.51 sq ft-LIVING AREA:591.51 sq ft



Energy Efficiency Rating

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

Viewings

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