



**DIXON
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Draft Particulars



2009
Limited

2 Double Bedroom Top Floor Luxury Apartment in Village Centre
Tenure: Leasehold **Approx 83 sq meters (893 sq ft)**

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| <p>Flat 11 Pine Grove, 112 Station Road, West Moors, Ferndown BH22 0JA</p> <p>Price £275,000</p> | <ul style="list-style-type: none"> • Spacious Entrance Hall with Storage Cupboard • Modern Kitchen with Integrated Appliances • Large Lounge/Dining Room with Juliet Balcony • 2 Double Bedrooms with Wardrobes • Modern Bathroom • En Suite Shower Room | <ul style="list-style-type: none"> • Gas Central Heating • PVCu Double Glazing • Allocated Parking Bay & Lock-Up Store • Security Entry System & Lift • Delightful Communal Grounds • No Chain! |
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Beautifully presented luxury Apartment, located on the 2nd (top) floor of this quality block of 12 properties. This award winning development occupies a superb location just a short walk from the village centre shops and services. The apartment offers spacious rooms, a large lounge/dining room having a Juliet Balcony and double doors to a fully integrated kitchen. Both bedrooms are a generous size and have fitted wardrobes. Recently installed en-suite shower room & bathroom are well equipped and in pristine condition. Security entry system and lift to all floors. Allocated parking space and individual lock-up store.

Accommodation and approximate room sizes:

- Spacious Entrance Hall: Airing cupboard. Double doors to:
- Lounge/Dining Room: Juliet balcony. Inset spotlights. Doors to:
- Kitchen: Good range of floor & wall cupboards with granite work-tops. Integrated electric fan assisted oven, gas hob & cooker hood. Integrated fridge/freezer, dishwasher & washing machine. Inset spotlights. Cupboard housing combination gas fired boiler.
- Bedroom 1: Fitted wardrobes & bedroom furniture.
- En Suite Shower Room: recently installed with walk-in shower having rain shower & hand held shower. Vanity wash basin & WC. Extractor fan. Chrome heated towel rail.
- Bedroom 2: Fitted wardrobe. Velux window.
- Bathroom: Panelled bath with mixer tap and shower attachment. Vanity wash basin & WC. Chrome heated towel rail.
- PVCu Double-Glazing & Gas Central Heating (system untested).
- Service Charge: approx £1044 per half year
- Ground Rent: £250 p/annum
- Individual Lock Up Store
- Allocated Parking Bay to rear of block
- Delightful communal areas including beautifully landscaped gardens with mature shrubs & evergreens.
- Leasehold: 125 years from 2007 (108 years remaining)
- Council Tax Band 'D'. Energy Rating 'B'

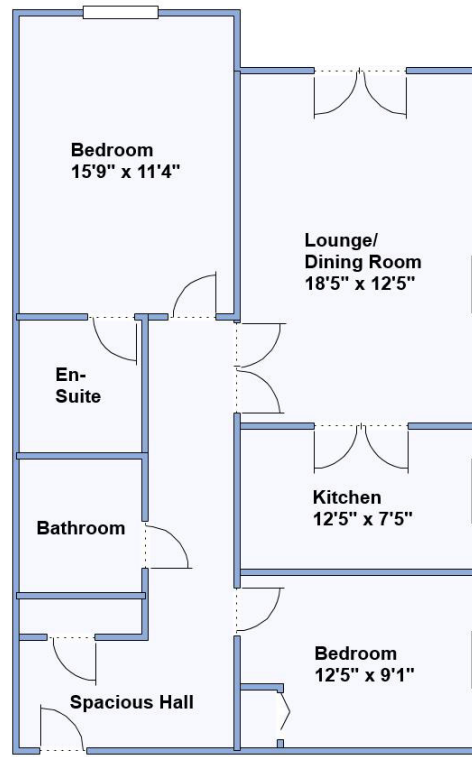


Individual Lock-Up Store



View from Juliet Balcony

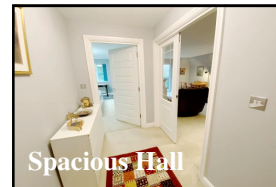
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04748



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate Not to scale.



Quality Block



Spacious Hall



En-Suite Shower Room



Lounge/Dining Room



Lounge/Dining Room



Superb Kitchen with integrated appliances