

Buyers Incentive
'First 12 months Service Charge paid for'

1 Bedroom Second Floor Retirement Flat close to shops & services
Tenure: Leasehold Approx 43 sq meters (462 sq ft)

**Flat 41 Pinewood Court, 179 Station Road,
West Moors, Ferndown. Dorset BH22 0HR**
Price £85,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Kitchen
- Double Bedroom

- Bathroom
- Security Entrance System & House Manager
- Laundry Room, Guest Suite & Residents Lounge
- Delightful Communal Gardens



Second Floor Retirement Flat situated in a central location with Doctors, Dentists, local shopping and regular bus services close to hand. The block has an impressive communal lounge which hosts a number of activities including regular coffee mornings. There is a House manager, security entry system, Alarm cords and Guest suite. Delightful communal gardens.

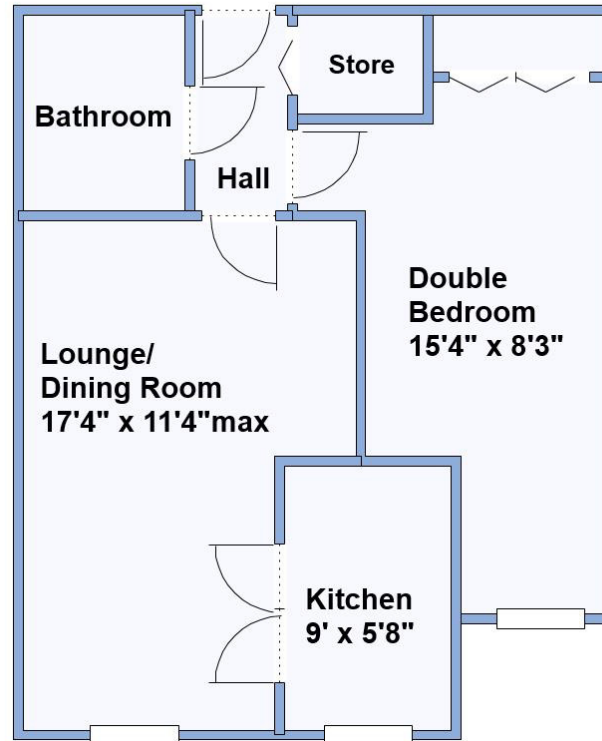
Accommodation and approximate room sizes:

- Entrance Hall: Storage cupboard.
- Kitchen: Fitted kitchen with window overlooking front elevation. High level oven, electric hob & extractor hood (untested). Fridge & Freezer.
- Lounge/Dining Room: A spacious room with pleasant outlook. Night storage heater. Ample space for both lounge & dining suites.
- Bedroom 1: Recessed double wardrobe with mirror fronted doors. Ample space for dresser units. Night storage heater. Window overlooking front elevation.
- Bathroom: Panelled bath with glass screen & thermostatic shower over. Vanity wash basin & WC
- Night Storage Heating (system untested).
- PVCu Double-Glazing
- Residents Lounge, Guest Suite & Laundry Room
- Security Entry System & House Manager
- Delightful Communal Gardens
- Close to Amenities
- Council Tax Band 'C'
- Leasehold 125 years from 2002 (103 years remaining)
- Ground Rent £350 pa
- Service Charge: approx £3,319 per year
- Energy Rating 'C'
- No Chain!



Communal Gardens

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 W04713



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

Buyers Incentive
'First 12 months Service Charge paid for'



Bathroom



Fitted Kitchen



Lounge/Dining Room



Convenient Location

