

**Immaculate First Floor
1-Bedroom Retirement Flat**

Flat 22, Pinewood Court, 179 Station Road,
West Moors, Ferndown, Dorset. BH22 0HR

Price £85,000

- Entrance Hall
- Spacious Lounge Room PLUS Dining Area
- Fitted Kitchen
- Double Bedroom with built-in wardrobe

- Modern Bathroom
- House Manager, Security Entrance System & Lift
- Laundry Room, Guest Suite & Residents Lounge
- PVCu Double Glazing & Night Storage Heating

Tenure: Leasehold: approx 102 years remaining

Beautifully presented First Floor Retirement Flat situated in a central location with Doctors, Dentist, Local Shopping and regular bus services close to hand. The block has 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.

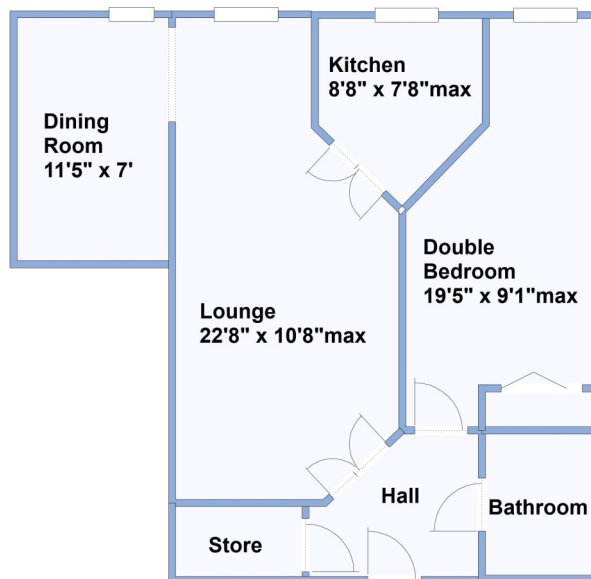
Accommodation and approximate room sizes:

- **Entrance Hall:** Deep airing/storage cupboard. Meter cupboard. Double doors to:
- **Lounge:** A spacious room which will accommodate large furniture. Opening to:
- **Dining Room:** A rare feature for a retirement flat and could have a number of uses.
- **Kitchen:** Range of wall and floor cupboards. High level Oven, ceramic hob & extractor hood (appliances untested). Plumbing for washing machine & dishwasher.
- **Bedroom:** approx 19'3" x 9'1" max. Built-in wardrobe. Windows to front & side of block.
- **Bathroom:** Modern suite comprising panelled bath with shower over. Wash basin & WC. Electric heated towel rail.
- **PVCu Double-Glazing & Electric Heating**
- **Impressive Residents Lounge**
- **House Manager, Guest Suite & Laundry Room**
- **Security Entry System & Emergency Pull Cord System**
- **Delightful Communal Gardens**
- **Close to Shops & Services**
- **Service Charge:** approx £3318 per annum (Paid half yearly)
- **Ground Rent:** approx £350 per annum
- **Leasehold:** 125 years from 2002
- **Council Tax Band 'C'**
- **Energy Rating 'B'**



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



This drawing has been prepared for diagrammatic purpose. Not to scale.

