

Draft Particulars

Spacious 2-Bedroom First Floor Flat in Village Centre Location

Tenure: Leasehold (approx. 135 years remaining)

Approx 62 sq meters

Flat 6 Riverside Court, Riverside Road,
West Moors, BH22 0LE

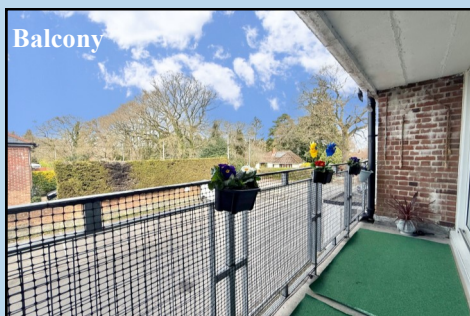
Price £187,000

- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Electric Heating & PVCu Double-Glazing
- South-Westerly Facing Balcony
- Allocated Parking Bay
- Long Lease Remaining (approx. 135 years)
- Shops & Services all on the door step!
- Viewing Recommended!

Well presented first floor purpose-built flat, occupying an ideal location in West Moors Village Centre, just a few steps from shops & services. The property offers well-planned accommodation with generous room dimensions, including 2-double bedrooms, modern bathroom suite installed 2022 and fantastic south-westerly facing balcony. Viewing recommended!

Accommodation and approximate room sizes:

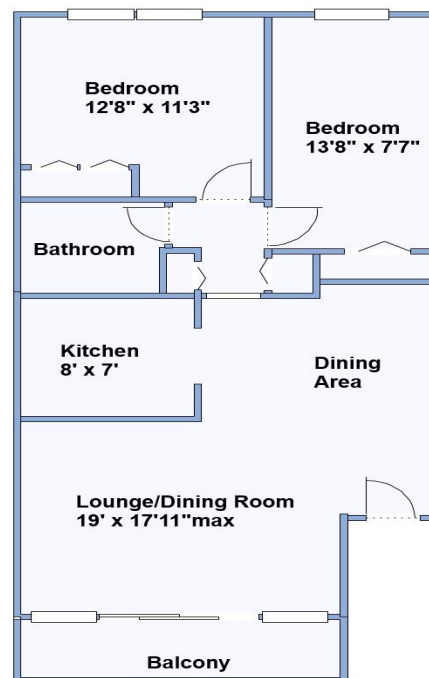
- **Lounge/Dining Room:** Ample space for lounge & dining suite. Sliding Doors leading to South Westerly facing balcony.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Plumbing for washing machine & space for tall fridge/freezer.
- **Bedroom 1:** Ample double-sized bedroom. Two large windows with recently installed PVCu Double Glazing.
- **Bedroom 2:** Ample double-sized bedroom with fitted wardrobe & recently installed PVCu Double Glazing.
- **Modern Bathroom:** Newly installed bathroom comprising panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC.
- **Electric Heating**
- **PVCu Double-Glazing**
- **Allocated Parking Bay & Visitors Permit**
- **Leasehold:** approx 135 years remaining
- **Ground Rent:** approx £45 Per Annum
- **Service Charge:** approx £1021.00 Per Annum
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



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 W05013



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



Bedroom 1



Village Centre Location



Kitchen



Lounge/Dining Room



Modern Bathroom