

Spacious 3-Bedroom Retirement Cottage in Delightful Setting

Tenure: Freehold Approx 95 sq metres (1022 sq ft)

6 Garden Court, Riverside Road,
West Moors, Ferndown, Dorset. BH22 0LQ

Price £305,000

- Spacious Hall with stair lift
- Lounge with doors to Private Patio
- Kitchen
- Dining Room/Bedroom 3
- Ground Floor Shower Room
- 2 First Floor Double Bedrooms
- En-Suite Bathroom
- Gas Central Heating & Double-Glazing
- Allocated Parking Bay
- Delightful Private Patio with Pleasant View
- Retirement Complex in Wonderful Grounds
- Near to Local Amenities

Spacious 2/3-bedroom Retirement Cottage forming part of a small select development, ideally situated near to West Moors village centre shops & services. The property has well-planned accommodation and can be arranged with single floor living if required. Features include a ground floor shower room, first floor en-suite bathroom and a large lounge leading to a delightful patio garden with a pleasant outlook. This rare type of development has wonderful communal grounds wrapped around a high quality Nursing Home, services of which can be used by the residents of the retirement cottages. Several properties have extended with a conservatory and subject to the necessary consent, this could be a desirable option for this particular property.

Accommodation and approximate room sizes:

- **Spacious Hall:** 2 Cloaks/store cupboard & under-stairs storage cupboard. Stair lift (untested)
- **Lounge:** Feature electric fireplace. Patio doors to rear delightful patio garden overlooking wooded copse.
- **Kitchen:** Range of floor and wall cupboards. High level double oven, hob & cooker hood over. Space for washing machine & tall fridge & freezer. Cupboard housing gas boiler.
- **Dining Room/Bedroom 3:** Overlooking wooded copse.
- **Large Shower Room:** Shower cubicle with thermostatic shower. Wash basin & WC.
- **Landing:** Airing cupboard. Deep storage cupboard. Hatch to insulated roof space.
- **Bedroom 1:** Fitted wardrobes. Views over wooded copse.
- **En-Suite Bathroom:** Panelled bath. Wash basin & WC. Velux window.
- **Bedroom 2:** Views over wooded copse.
- **Gas Central Heating** (system untested) & **Double-Glazing** throughout.
- **Careline System**
- **Delightful Patio Garden** with useful storage cupboard.
- **Allocated Parking Bay & Visitors Parking Area**
- **Extensive landscaped Communal Grounds**
- **Service Charge:** Approx £1100 per half year. Including Buildings Insurance, Communal Grounds, Window Cleaning, Exterior Decoration, Careline & Management Fee.
- **Age restriction 60 plus.** Joint occupancy: minimum age of one occupant can be 55 years.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**
- **Freehold**
- **Pets Considered**



Large Lounge with lovely outlook



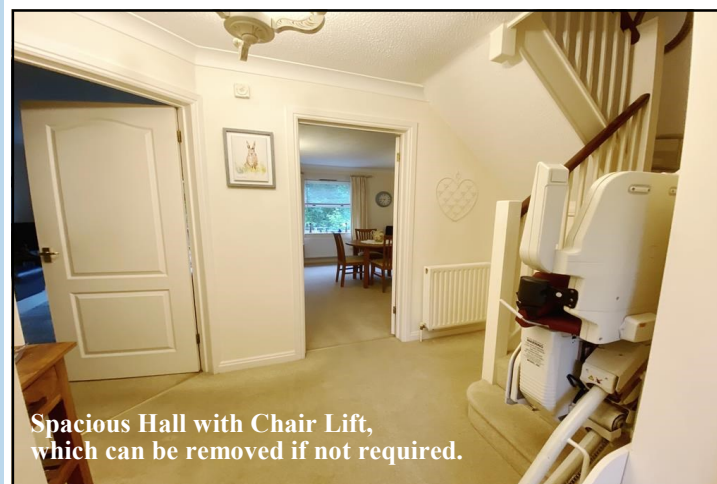
Kitchen



Wonderful Setting



Beautifully Maintained Grounds

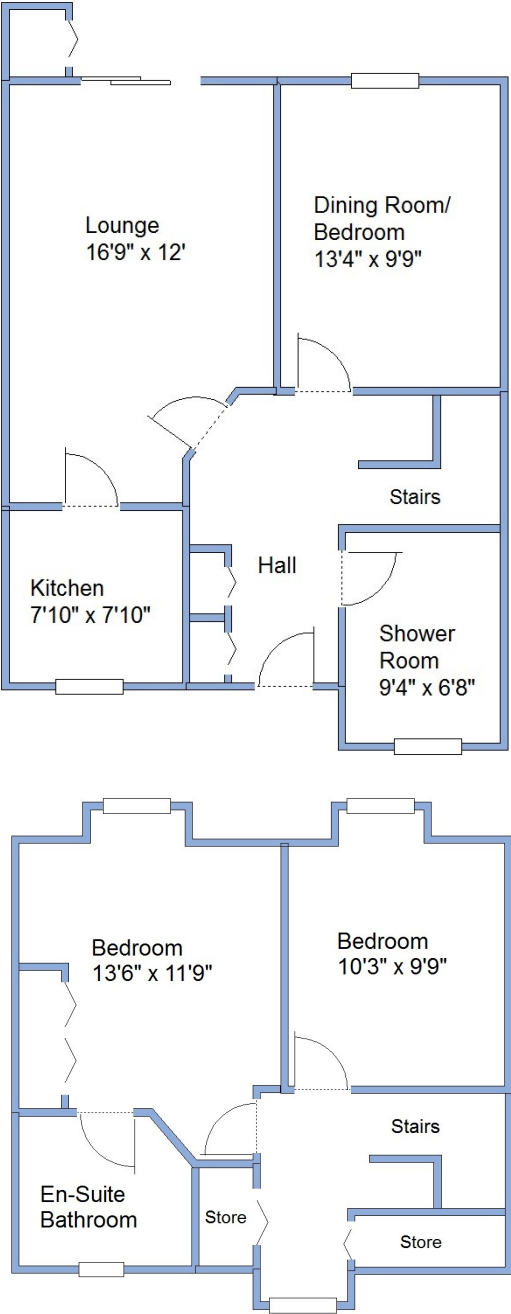


Spacious Hall with Chair Lift, which can be removed if not required.



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 W05051

This drawing has been prepared for diagrammatic purposes only. Not to scale.



Dining Room/Bedroom



Bedroom 1



En-Suite Bathroom



Private Patio Garden