

Charming 2-Bedroom Ground Floor Flat with Access to Patio Area

Tenure: Leasehold Approx 50 sq meters (538 sq ft)

**8 Fryer Mews, Woolslope Road,
West Moors, Ferndown. BH22 0GB**

Price £225,000

- Entrance Hall with useful cloaks cupboard
- Lounge
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom
- New Carpets Throughout
- Gas Central Heating & PVCu Double-Glazing
- Own Entrance & Access to Patio Area
- Allocated Car Port
- Near to Shops & Services
- Long Lease
- No Chain!

Beautifully presented ground floor mews style purpose-built flat, built circa 2006, occupying an ideal location near to West Moors village centre. The flat has the rare feature of its own private front & rear entrance doors, access to a Patio Area & Allocated Carport. The property offers well-planned accommodation, has been recently decorated, new carpets & a new gas boiler installed. Viewing recommended!

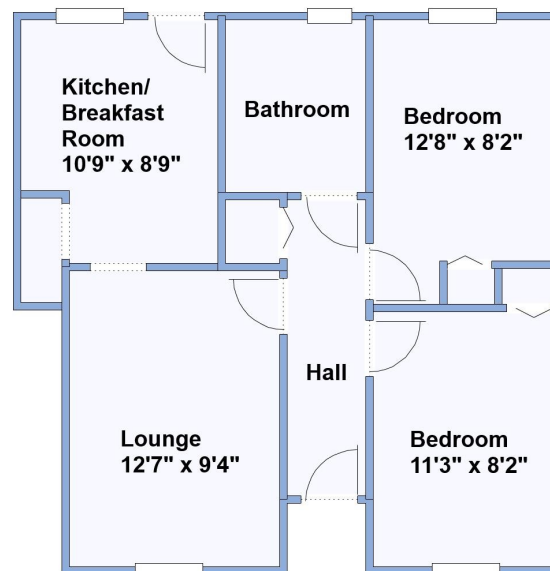
Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard
- **Lounge:** Ample space for lounge suite & leading to:
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Built-in washing machine & fridge/freezer. Cupboard housing newly installed Worcester combination boiler. Door to rear access and PATIO AREA.
- **Bedroom 1:** Double-sized bedroom. Built-in wardrobe.
- **Bedroom 2:** Double-sized bedroom. Built-in wardrobe.
- **Bathroom:** Panelled bath with mixer tap, shower attachment & screen fitted. Pedestal wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating (New Boiler installed June 2025)**
- **PVCu Double-Glazing installed January 225**
- **Allocated Carport**
- **Leasehold:** approx 105 years remaining
- **Ground Rent:** £200 per annum
- **Service Charge:** approx £800 per annum
- **Council Tax Band 'C'**
- **Energy Rating 'C'**

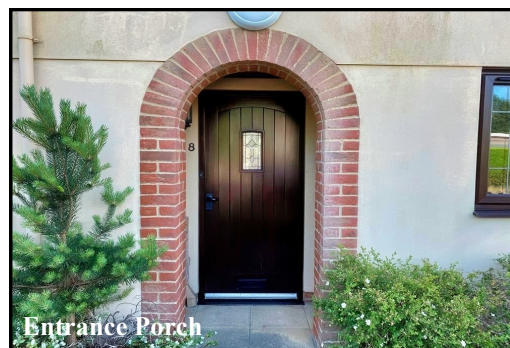


Allocated Carport

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 W05076



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



Entrance Porch



Access to Patio Area



Kitchen/Breakfast Room



Lounge



Bathroom