

Immaculately presented 2-Bedroom Second Floor Flat in Village Centre Location
Tenure: Leasehold (approx. 103 years remaining)

Approx. 66sq meters

**Flat 14 Holly Court, Station Road,
West Moors, BH22 0HH**

Price £210,000

- Large Porch
- Lounge/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Spacious Bathroom
- Immaculately Presented
- Gas Central Heating & PVCu Double-Glazing
- Allocated Parking Bay
- Long Lease Remaining (approx. 103 years)
- Security Entry System
- Shops & Services all on the door step!
- No Onward Chain

Beautifully presented second-floor purpose-built flat, occupying an ideal location in the heart of West Moors Village Centre, just a few steps from shops & services along with protected Forest walks. The property offers well-planned accommodation with generous room dimensions, including a bright and airy lounge/diner, fitted kitchen, 2-double bedrooms, large bathroom and fantastic storage space. The property also benefits from an allocated parking space.

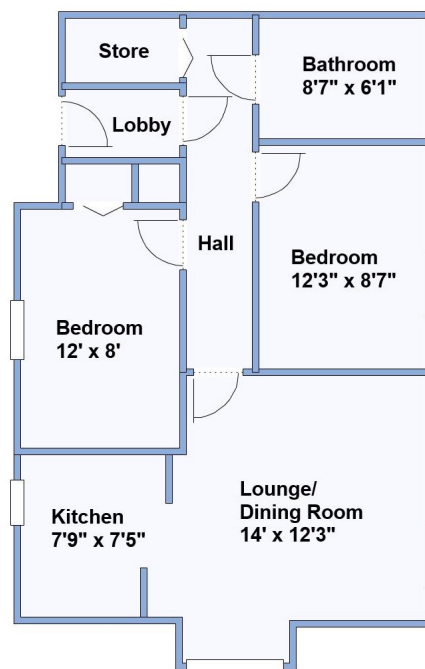
Accommodation and approximate room sizes:

- **Entrance Lobby:** Ample Space for storage.
- **Lounge/Dining Room:** Bright and airy room with space for lounge & dining suite. Double aspect windows.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven and gas hob. Integrated counter fridge & freezer. Space for washing machine.
- **Bedroom 1:** Double-sized bedroom with ample space for wardrobes. Large Velux window.
- **Bedroom 2:** Double-sized bedroom with storage cupboard and large Velux window.
- **Bathroom:** Fully tiled. Panelled bath with mixer tap and shower attachment over. W/C and pedestal wash basin with mixer tap fitted.
- **Hall:** Extra large storage cupboard and additional airing cupboard.
- **Gas Central Heating & PVCu Double-Glazing**
- **Allocated Parking Bay**
- **Leasehold:** approx 103 years remaining
- **Ground Rent:** approx £250 Per Annum
- **Service Charge:** approx £750.00 Per Annum
- **Well Maintained Block**
- **Security Entry System**
- **Council Tax Band 'B'**
- **Energy Rating 'B'**

West Moors Village Centre



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 W05096



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

