

Luxury 2-Bedroom Second Floor Apartment in High Quality Block

Tenure: Share of Freehold

Approx 64 sq meters (688 sq ft)

Built circa 2009

11 Blue Cedars, Pinehurst Road,
West Moors, Ferndown. Dorset. BH22 0FD

Price £240,000

- Spacious Entrance Hall
- 'Open-Plan' Living Space
- Superb Integrated Kitchen
- 2-Double Bedrooms with fitted wardrobes
- Luxury Bathroom with Shower
- Gas Under-Floor Central Heating
- PVCu Double-Glazing
- Allocated Parking Bay & Visitors Parking
- Delightful Communal Gardens
- Near to Local Shops & Services
- Lift & Security Entry System
- Viewing Recommended!

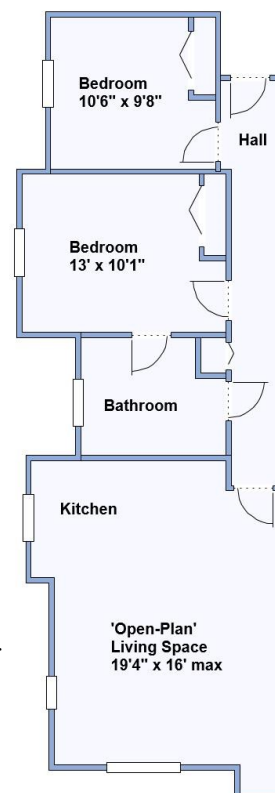
A beautifully presented 2-bedroom Second (top) Floor Apartment, approached via a long driveway & set in delightful communal grounds, occupying an ideal location just a short walk from local shops & services. This spacious, well designed apartment occupies a good position in this high quality block of only 14 properties and benefits from a lift, security entry system and allocated parking bay. With an energy rating of 'C', this apartment is extremely energy efficient & internal viewing is strongly recommended.

Accommodation and approximate room sizes:

- Spacious Communal Entrance with Security Entry System, Lift & Stairs to all floors.
- Hall: Cloaks cupboard. Led spot lights & sun pipe for natural light. Hatch to substantial loft space. Ladder & light fitted.
- 'Open-Plan' Living Space: Spacious, light & airy room with a pleasant outlook & high quality fitted kitchen. LED inset spot lights & TV satellite & aerial connections.
- Kitchen: Excellent range of high gloss cupboards with quality worktops. Built-in double oven & ceramic hob with extractor hood. Integrated fridge/freezer, dishwasher & washing machine. Ceramic tiled flooring.
- Bedroom 1: Built-in wardrobe. TV point.
- Bedroom 2: Built-in wardrobe. TV point.
- Luxury Bathroom: Double ended bath. Separate shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.
- Gas fired under-floor central heating (system untested)
- PVCu Double-Glazing
- Delightful Communal Gardens
- Allocated Parking Bay & Visitors Parking
- Service Charge: Approx £2304 per annum: to include buildings insurance, lighting & cleaning of common areas, garden care & window cleaning.
- Council Tax Band 'D'
- Energy Rating 'C'



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 W05110



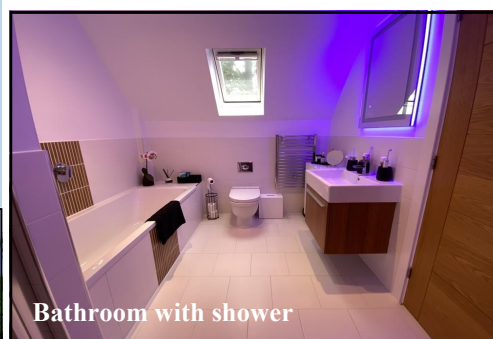
This drawing has been prepared for diagrammatic purposes only. Not to scale.



Quality Kitchen



'Open-Plan' Living Space



Bathroom with shower



Delightful Grounds



Quality Block



Close to shops & services