

**Delightful One Bedroom First Floor Retirement Flat**  
**Leasehold: Approx 154 years remaining**      **Approx 44 sq meters (473 sq ft)**

**Flat 16 Berkeley Court, Moorside Road,  
West Moors, Ferndown, Dorset. BH22 0EH**

**Price £115,000**

- Entrance Hall
- Lounge/Dining Room with Bay Window
- Modern Kitchen
- Superb Shower Room
- Bedroom with Fitted Wardrobe
- Communal Residents Lounge & Guest Suite
- House Manager & Security Entry System
- Delightful Gardens
- No Chain!

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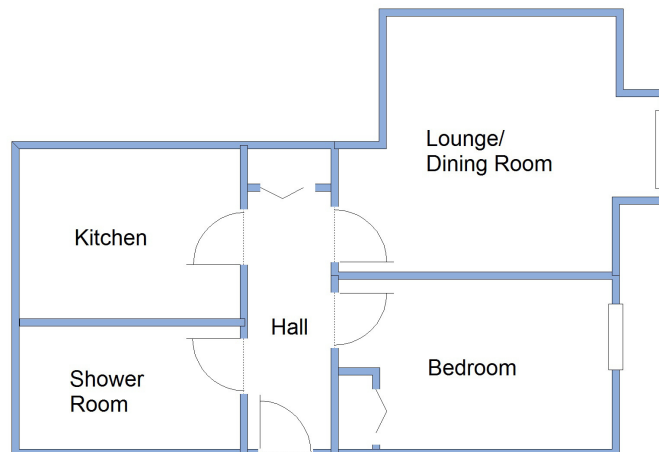
Well presented first floor Retirement Flat, situated in a popular block within level walking distance of the comprehensive village centre of West Moors, having shops and services close to hand. The block benefits from a House Manager, Resident Lounge, Laundry Room, Guest Suite, Security Entry System, Lift & Delightful Grounds.

Accommodation and approximate room sizes:

- Entrance Hall: Night storage heater (untested).
- Lounge/Dining Room : approx 11'8" max x 12'6" max. Night storage heater (untested). Wall light points (untested). Delightful bay window.
- Modern Kitchen: approx 10'2" x 7'8". Good range of floor and wall units. Space for cooker & fridge/freezer. 'Dimplex' heater (untested).
- Double Bedroom: approx 12'6" max x 7'9". Double wardrobe. Electric Radiator (untested).
- Modern Shower Room: Large shower cubicle with shower fitted (untested). Heated towel rail (untested). 'Dimplex' wall heater (untested).
- PVCu Double-Glazing
- Electric Heating (untested)
- Delightful Communal Gardens
- Communal Residents Lounge
- Residents Laundry Room
- Security Entry System
- House Manager
- Service Charge: approx £2969 per annum
- Lease: 189 years from 1989 (approx. 154 years remaining)
- Peppercorn Ground Rent
- Council Tax: Band 'B'
- 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 W04116



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

