





Flat (EPC Rating:)

FLAT 11 BLUE CEDARS PINEHURST ROAD, WEST MOORS, DORSET, BH22 0FD

Guide Price

£230,000

FEATURES

- Share of Freehold
- Open-Plan Living Space with Pleasant Outlook
- Two Double Bedrooms with Fitted Wardrobes
- New Carpets Fitted June 2025
- Gas central Heating
- Modern Integrated Kitchen
- Allocated Parking Bay + Visitor Parking
- Lift Access & Security Entry System

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Whites Estates
Bill Atherton Estate Agents

2 Bedroom Flat located in West Moors

Guide Price £180,000-£235,000

Luxury 2-Bedroom Second Floor Apartment - Share of Freehold

This beautifully presented 2-bedroom second (top) floor apartment is set within a high-quality block of just 14 properties, approached via a long driveway and surrounded by delightful communal gardens. Ideally located within a short walk of local shops and services, the property offers spacious, modern accommodation with excellent energy efficiency (EPC Rating: C). Viewing is highly recommended.

Key Features

• Share of Freehold

• Approx. 64 sq m (688 sq ft)

• Gas central Heating

• Light & Spacious Entrance Hall with Skylight

• Substantial Loft Space

• Open-Plan Living Space with Pleasant Outlook

• Modern Integrated Kitchen

• Two Double Bedrooms with Fitted Wardrobes

• Luxury Modern Bathroom (Updated 2025) with Dual Access from Hall & Master Bedroom

• UPVC Double-Glazing

• Allocated Parking Bay + Visitor Parking

• Lift Access & Security Entry System

• Modern Internal Doors Throughout

• New Carpets Fitted June 2025

Accommodation

Communal Entrance

Smart, well-maintained area with security entry system, lift and stairs to all floors.

Hallway

Spacious entrance with cloak cupboard, LED spotlights, skylight (sun pipe) for natural light, and hatch to a substantial loft space fitted with ladder, lighting, and intercom connection.

Open-Plan Living Area

A bright, airy room with a pleasant outlook, TV/satellite points and LED inset lighting. Opens into:

Kitchen

High-quality integrated kitchen with a range of high-gloss wall and base units, under-cupboard lighting, built-in double oven, ceramic hob with extractor, integrated fridge/freezer, dishwasher, and washer/dryer. LED spotlights.

Bedroom 1

Double bedroom with fitted wardrobe and TV point. Direct access to the bathroom.

Bedroom 2

Double bedroom with fitted wardrobe

Luxury Bathroom (Modernised 2025)

Bath, separate thermostatic shower cubicle, vanity wash basin, WC, chrome heated towel rail, and access from both the hallway and master bedroom.

Additional Information

Delightful communal gardens

Allocated parking plus visitor spaces

Service Charge: approx. £2,304 per annum

(includes buildings insurance, lighting/cleaning of communal areas, gardening & window cleaning)

Council Tax Band: D as of 20/11/25

EPC Rating: C as of 20/11/25

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.









Approx Gross Internal Area
65 sq m / 704 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

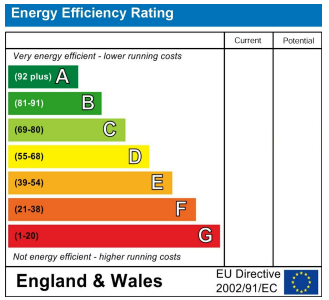
Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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