

Exceptionally Spacious 3-Bedroom Top Floor Flat in Village Centre Location

Tenure: Leasehold (approx. 84 years remaining)

Approx 70 sq meters (753 sq ft)

**Flat 17 Knightstone Grove, Moorlands Road,
West Moors, Ferndown, BH22 0JN**

Price £215,000

- Wide Entrance Hall
- Large Lounge/Dining Room
- Spacious Kitchen
- Utility Room
- 3-Good Sized Bedrooms
- Modern Bathroom
- Communal Gardens
- Ample First Come First Serve Off Road Parking
- Ideal FTB or Buy To Let Opportunity
- Shops & Services all on the door step!
- Close to the Castleman Trailway
- Well Presented Throughout

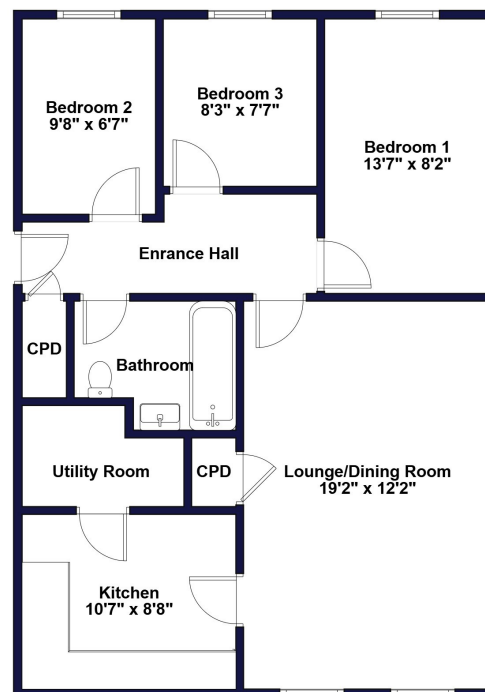
This exceptionally spacious top-floor apartment enjoys a superb central position in the heart of West Moors, with a wide range of local shops, cafés and everyday amenities all within easy walking distance. The property is also ideally placed for enjoying the nearby scenic forest walks and Castleman Trailway. The well-planned accommodation comprises a generous lounge/dining room, separate spacious kitchen and utility room, 3 well-proportioned bedrooms and a modern bathroom. The home represents an excellent opportunity for first-time buyers or investors seeking a well-positioned buy-to-let property.

Accommodation and approximate room sizes:

- **Lounge/Dining Room:** Ample space for lounge & dining suites. Door to:
- **Kitchen:** Extensive range of floor and wall cupboards. Gas cooker point and space for tall fridge/freezer. Breakfast bar. Wall mounted gas combination boiler.
- **Utility Room:** Plumbing for washing machine and space for condensing tumble dryer.
- **Bedroom 1:** Double bedroom with large freestanding wardrobe. Window overlooking rear aspect.
- **Bedroom 2:** Double-bedroom. Window overlooking rear aspect.
- **Bedroom 3:** Ideal 3rd bedroom or potential home office.
- **Bathroom:** Panelled bath with the with mixer tap and thermostatic shower attachment. Glass shower screen fitted. Vanity wash basin & WC. Fully panelled walls. Chrome heated towel rail.
- **Ample 'Off Road' Communal Parking Area**
- **Leasehold:** approx. 84 years remaining.
- **Gas Central Heating:** Boiler Installed 2025
- **Service Charge:** approx £1410.00 Per Annum
- **Ground Rent:** approx £10.00 Per Annum
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



Communal Garden



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



Large Kitchen



Modern Bathroom



Large Lounge/Dining Room



Bright & Airy Room



Spacious Dining Area



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 W05304