

Ground Floor 1-Bedroom Retirement Flat with Private Entrance

Tenure: Leasehold: approx 106 years remaining

Approx 42.6 sq meters (458 sq ft)

Flat 3, Moorland Court, 181 Station Road,
West Moors, Ferndown, Dorset. BH22 0HD

Price £99,000

- Entrance Hall with useful storage cupboard
- Spacious Lounge/Dining Room with door to garden
- Fitted Kitchen
- Double Bedroom with built-in wardrobes
- Shower Room
- House Manager, Security Entrance System & Lift
- Laundry Room, Guest Suite & Residents Lounge
- PVCu Double Glazing & Electric Heating

Well presented Ground-Floor Retirement Flat situated in the heart of West Moors Village Centre. Amenities including Doctors, Dentist, Local Shopping and regular bus services close to hand. The block has an impressive communal lounge which hosts a number of activities including regular coffee mornings. There is a active house manager, security entry system, care alarm cords and guest suite.

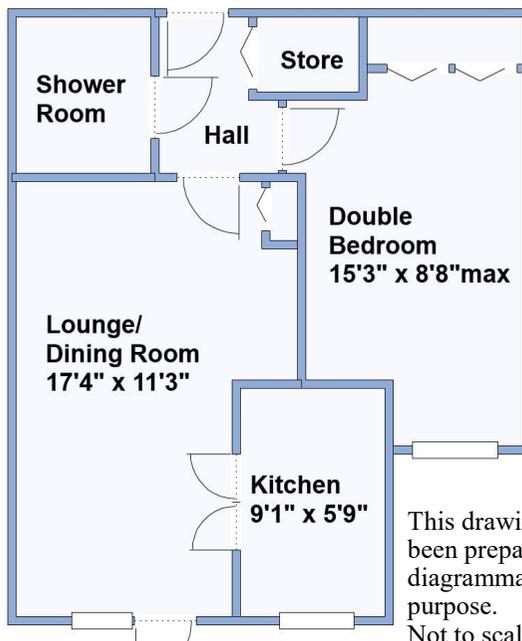
Accommodation and approximate room sizes:

- Entrance Hall: Deep airing/storage cupboard. Meter cupboard.
- Lounge/Dining Room: approx. 17'4" x 11'3" max. A spacious room which will accommodate lounge & dining furniture. Modern electric heater that can be controlled remotely from a smartphone. Door to garden. Double Doors to:
- Kitchen: Good range of wall and floor cupboards. High level Oven, ceramic hob & extractor hood (appliances untested). Integrated fridge & freezer.
- Bedroom: approx 15'3" x 8'8" max. Built-in wardrobe. Window to front of block.
- Shower Room: Modern suite comprising large shower cubicle, vanity wash basin & WC.
- PVCu Double-Glazing & Electric Heating
- Impressive Residents Lounge
- House Manager, Guest Suite & Laundry Room
- Security Entry System & Emergency Pull Cord System
- Delightful Communal Gardens
- Close to Shops & Services
- Service Charge: approx £3,372 per annum (Paid half yearly) to cover the costs of the House Manager, Heating, Lighting and Cleaning of the Communal Areas, Grounds Maintenance, Buildings Insurance, Window Cleaning, Water and Sewerage charges, Management Fees and the Contingency Fund Redecoration Provision.
- Ground Rent: approx £395 per annum
- Age Restriction 60+
- Leasehold: 125 years from 2006
- Council Tax Band: 'C'
- 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



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



Fitted Kitchen



Lounge/Dining Room



Lounge/Dining Room



Double Bedroom