



First Floor 1-Bedroom Retirement Flat in Popular Village Centre Location

Tenure: Leasehold: approx 102 years remaining

Approx. 48sqm (516sq ft)

**Flat 24, Pinewood Court, 179 Station Road,
West Moors, Ferndown, Dorset. BH22 0HR**

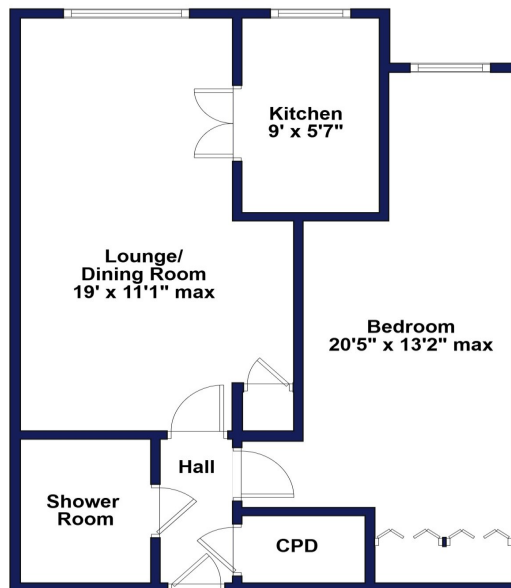
Price £72,500

- Entrance Hall
- Spacious Lounge/Dining Room
- Kitchen
- Large Double Bedroom with built-in wardrobe
- Shower Room
- House Manager, Security Entrance System & Lift
- Laundry Room, Guest Suite & Residents Lounge
- Well Maintained Communal Gardens

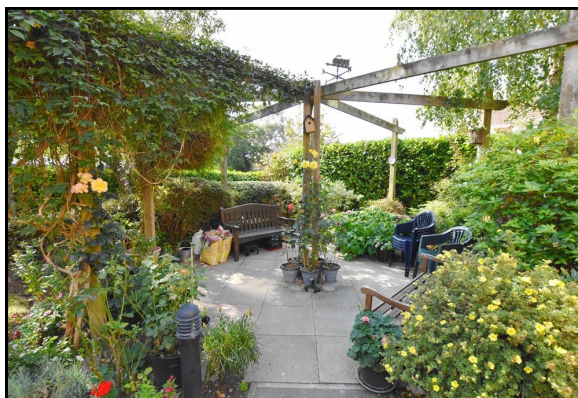
Well-presented First Floor Retirement Flat situated within a popular retirement block 'Pinewood Court'. The development occupies a fantastic, central location with Doctors, Dentist, Local Shopping and regular bus services close to hand. The block has impressive communal lounge which hosts a number of activities including regular coffee mornings. There is a lift available, house manager, security entry system, alarm cords and guest suite.

Accommodation and approximate room sizes:

- **Entrance Hall:** Large airing/storage cupboard. Meter cupboard.
- **Lounge/Dining Room:** A spacious room which will accommodate large furniture. Opening to:
- **Kitchen:** Range of wall and floor cupboards. Integrated high level oven, ceramic hob & extractor hood. Plumbing for dishwasher & space for under counter fridge/freezer.
- **Bedroom:** approx 20'5" x 13'2" max. Built-in wardrobe. Windows to rear aspect.
- **Shower Room:** Suite comprising large walk-in shower cubicle with glass screen fitted. Wash basin & WC. Electric heated towel rail.
- **PVCu Double-Glazing & Electric Heating**
- **Impressive Residents Lounge**
- **On-Site Manager, Guest Suite & Laundry Room**
- **Security Entry System & Emergency Pull Chord System**
- **Delightful, well maintained Communal Gardens**
- **Service Charge:** approx £3656.00 per annum (Paid half yearly). Includes communal lighting, cleaning, garden maintenance, water/sewerage and buildings insurance.
- **Lift to All Floors**
- **Ground Rent:** approx £790.00 per annum (Fixed for 19 years)
- **Leasehold:** 125 years from 2002 (101 years remaining)
- **Council Tax Band 'C'**
- **Energy Rating 'B'**



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



IMPORTANTNOTE: 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 W05341