

## Spacious 1-Bedroom First Floor Retirement Flat in Village Centre

**Tenure:** Leasehold—152 years remaining

18 Berkeley Court, 1 Moorside Road,  
West Moors, Ferndown, Dorset. BH22 0EH

**Price £70,000**

**Approx 57 sq meters (613 sq ft)**

- Entrance Hall with Large Store
- Kitchen/Breakfast Room
- Lounge with Bay Window
- Double Bedroom with Fitted Wardrobe
- Bathroom
- Night Storage Heating

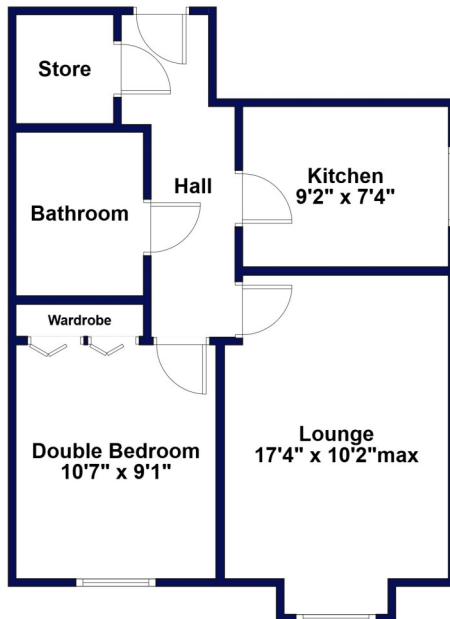
**Popular Small Retirement Block**

- Delightful Communal Gardens
- Near to amenities
- Viewing recommended!
- House Manager
- Lift to all Floors
- Residents Lounge, Guest Suite & Laundry Room

Well presented **FIRST FLOOR RETIREMENT FLAT** in small, popular development, situated within walking distance of the comprehensive village centre of West Moors, having shops, essential amenities and bus services. The block is very well maintained and benefits from a Residents Lounge, Laundry Room, Security Entry System, Lift and Pleasant Communal Gardens. This particular flat has a pleasant lounge with bay window, separate kitchen and double bedroom. Extended Lease!

Accommodation and approximate room sizes:

- **Entrance Hall:** Large walk in store.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Cooker space. Plumbing for washing machine. Space for tall fridge/freezer. Exterior window.
- **Lounge:** Feature fireplace with electric fire. Square bay window having delightful outlook over communal garden.
- **Bedroom:** Recessed double wardrobe with mirror doors.
- **Bathroom:** Panelled bath. Pedestal wash basin & WC.
- **Night Storage Heating & PVCu Double-Glazing**
- **Lift to all Floors & Security Entry System**
- **House Manager**
- **Residents Lounge, Guest Suite & Laundry Room**
- **Delightful Communal Gardens**
- **Close to Local Amenities**
- **Service Charge: approx £3500 per annum**
- **Lease: 189 years from 1989**
- **Peppercorn Ground Rent**
- **Council Tax Band 'D'**
- **Energy Rating 'C'**



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



**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 W5240