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**Draft Particulars**



## Bright & Airy 2-Bedroom First Floor Flat in Delightful Village Centre Location

Tenure: Leasehold (approx. 134 years remaining)

Approx 65 sq meters (699 sq ft)

Flat 2 Riverside Court, Riverside Road,  
West Moors, BH22 0LE

Price **£200,000** (in excess of)

- Open Plan Living Space
- Modern Kitchen Area
- 2-Double Bedrooms
- Large Shower Room
- South Westerly Facing Balcony
- Off Road Parking & Visitors Parking
- Ideal FTB or Buy To Let Opportunity
- Long Lease Remaining (approx. 134 years)
- Shops & Services all on the door step!
- Close to the Castleman Trailway

This generously sized first-floor apartment enjoys a central position in the heart of West Moors, with a wide range of local shops, cafes, and everyday amenities just moments away. The property features two well-proportioned double bedrooms, a modern tiled bathroom, and an impressive open-plan living area with plenty of room for both lounge and dining furniture. A standout feature is the south-westerly facing balcony, which floods the living space with sunlight. Ideal for first-time buyers or a buy-to-let investment.

**Accommodation and approximate room sizes:**

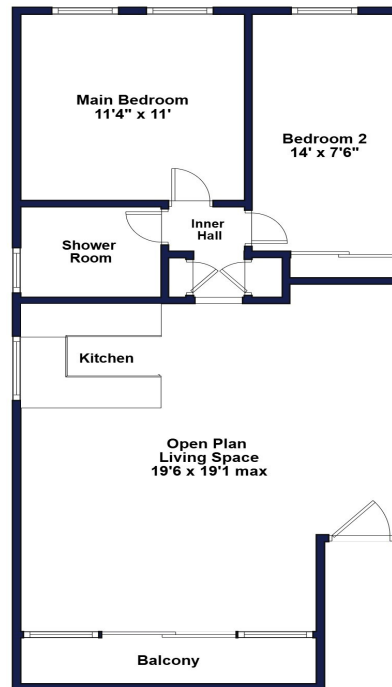
- **Lounge/Dining Room:** Ample space for lounge & dining suites. Sliding doors onto South Westerly facing balcony.
- **Kitchen:** Range of modern floor and wall cupboards. Built-in oven, induction hob & cooker hood over. Plumbing for washing machine & space for tall fridge/freezer. Window overlooking side aspect.
- **Bedroom 1:** Double-sized bedroom. Large windows overlooking front aspect.
- **Bedroom 2:** Double-sized bedroom. Built in wardrobe with sliding door.
- **Shower Room:** Large walk-in corner shower cubicle with electric shower system. Wash basin & WC. Fully tiled walls.
- **Electric Heating & Hot Water Tank.**
- **PVCu Double-Glazing**
- **'Off Road' Parking & Visitors Permit**
- **Leasehold: approx 134 years remaining**
- **Service Charge: approx £1021.00 Per Annum**
- **Ground Rent: approx £45.00 Per Annum**
- **Council Tax Band 'B'**
- **Energy Rating 'tbc'**
- **A short walk away from the popular Castleman Trailway**



Balcony



**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 W05173



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



Large Open Plan Living Space



Modern Kitchen Area



Large Bedroom



Village Centre Location



Sliding Doors