



Connells

Moorland Court Station Road
West Moors Ferndown



Property Description

Connells Ferndown are delighted to bring to market this beautifully presented first floor retirement apartment located in the very heart of West Moors Village Centre. A wide range of amenities are just a short stroll away, including doctors, dentist, local shops and convenient, regular bus services.

The development offers an impressive communal lounge that hosts a variety of social activities, such as regular coffee mornings. Additional benefits include an active on-site house manager, a secure entry system, emergency care alarm cords throughout, and a guest suite for visiting family and friends.

Entrance Hall

Airing/storage cupboard. Meter cupboard.

Lounge/ Dining Room

Carpeted, telephone and TV aerial points and emergency call pull. Electric coal effect fire in surround. Glazed double doors to kitchen. Dinning Area

Kitchen

Fitted work surfaces and units sink unit with a range of storage cupboards and drawers together with space for a under counter fridge and separate freezer, integrated electric hob with cooker hood over and oven/grill.

Bedroom 1

TV aerial point, emergency call pull and built-in double mirror fronted wardrobe.

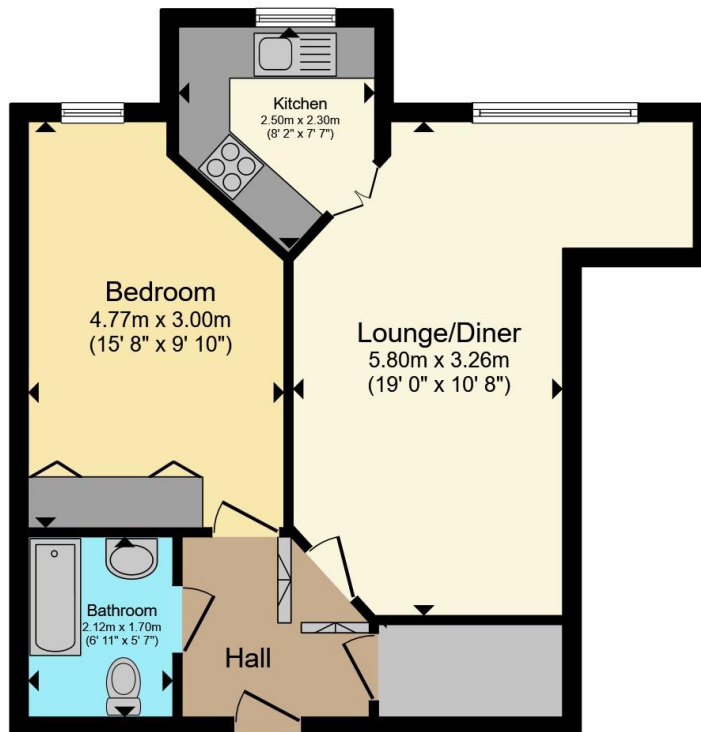
Bathroom

Bath with a door opening, wash and basin, mirror light and shaver point over, WC, heated towel rail, fan heater.









Total floor area 48.6 m² (523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 3372.00

Ground Rent:
 395.00

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306531

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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