

Draft Particulars

**Immaculate Ground Floor
1-Bedroom Retirement Flat**

Leasehold: approx 103 years remaining

**Flat 1, Pinewood Court, 179 Station Road,
West Moors, Ferndown, Dorset. BH22 0HR**

Price £132,950

- Entrance Hall
- Spacious Lounge/Dining Room with door to Patio
- Fitted Kitchen
- Double Bedroom with built-in wardrobe
- Modern Bathroom
- House Manager & Security Entrance System
- Laundry Room, Guest Suite & Residents Lounge
- PVCu Double Glazing & Night Storage Heating

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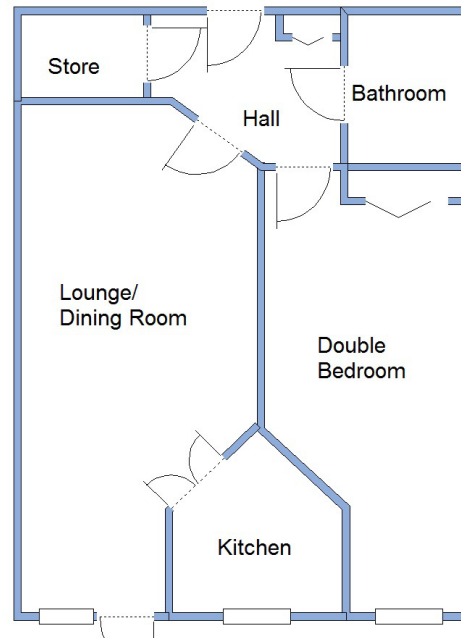
Beautifully presented Ground Floor Retirement Flat situated in a central location with Doctors, Dentist, Local Shopping and regular bus services close to hand. The block has impressive communal lounge which hosts a number of activities including regular coffee mornings. There is a house manager, security entry system, alarm cords and guest suite.

Accommodation and approximate room sizes:

- **Entrance Hall:** Deep airing/storage cupboard. Meter cupboard.
- **Lounge/Diner:** approx 22'7" x 10'5" max. 2 Night storage heaters. Door to small patio area.
- **Kitchen:** Range of wall and floor cupboards. High level Oven, ceramic hob & extractor hood (appliances untested). Plumbing for washing machine & dishwasher.
- **Bedroom:** approx 19'3" x 9'1" max. Built in wardrobe. 2 Night storage heaters.
- **Bathroom:** Modern suite comprising panelled bath with shower over. Wash basin & WC. Electric heated towel rail.
- **PVCu Double-Glazing.**
- **Impressive Residents Lounge**
- **Guest Suite & Laundry Room**
- **Security Entry System**
- **House Manager**
- **Delightful Communal Garden**
- **Close to Shops & Services**
- **Service Charge:** approx £3318 per annum (Paid half yearly)
- **Ground Rent:** approx £350 per annum
- **Leasehold:** 125 years from 2002
- **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 prior to purchase. Ref W04672



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

