



**Berkeley Court, 1 Moorside Road
West Moors, Dorset, BH22 0EH**

LEASEHOLD PRICE

£95,000

“Well appointed first floor flat in a popular modern retirement block on a convenient level walk to West Moors village shops and amenities”

This well proportioned first floor retirement apartment is situated in a modern purpose built block providing a House Manager, residents lounge and laundry room and a complimentary guest suite.

The property sits on a prime location on a level walk only 500 yards from West Moors Village facilities and regular bus routes to nearby Ferndown and Ringwood.

The accommodation comprises a double bedroom with fitted wardrobes served by a spacious shower room, a fitted kitchen and large 15ft 8in x 11ft 9in lounge dining room with pleasant views over the communal grounds from a box bay window.

- **Entrance hall**, electric storage heater, security entry phone system and door to cupboard
- **Lounge/dining room** with box bay window, space for dining table, electric heater
- **Kitchen** with a range of wall and floor mounted units with work tops, space for cooker and tall freestanding fridge/freezer
- **Shower room** with part tiled walls, 1 ½ size shower cubicle, low level WC, vanity unit with inset wash hand basin, heated towel rail
- The flat is access via a **security entry phone** with **communal seating areas, stairs and lift to all floors**
- **Parking for residents and guests**
- Sections of well maintained **communal gardens** and mature hedging screening the block from the road

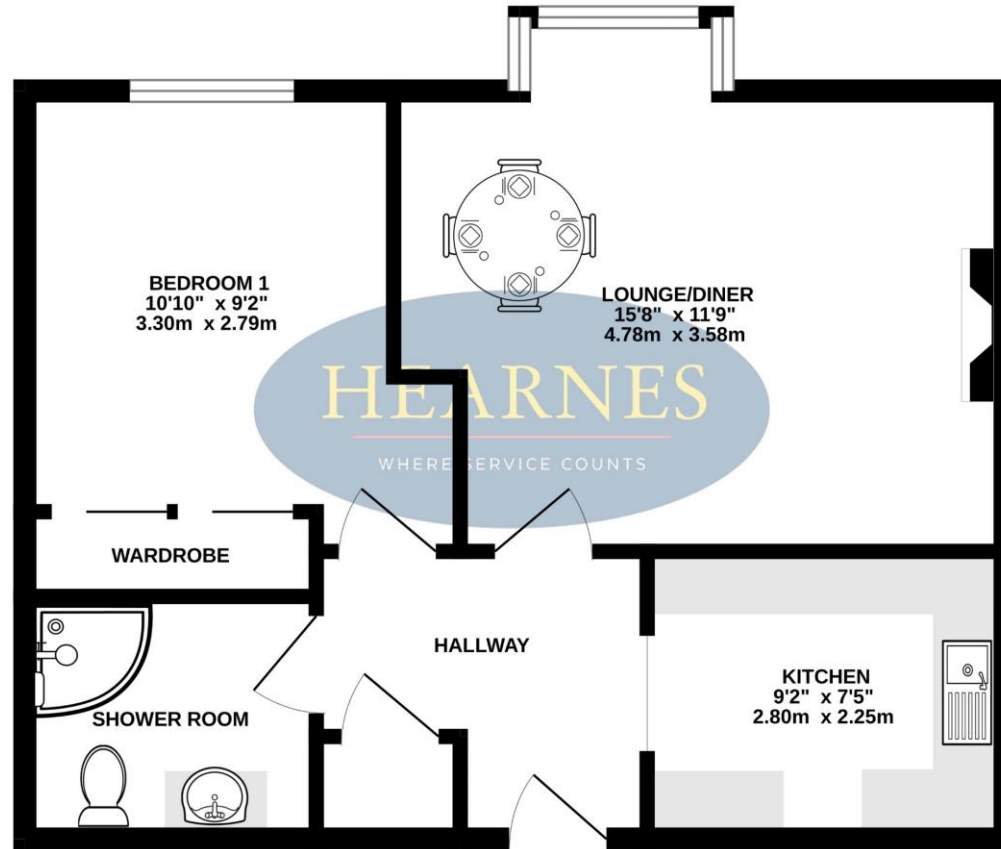
LEASEHOLD:
SERVICE CHARGE:
GROUND RENT:
COUNCIL TAX BAND: B

99 Years from 1989
Approx. £2,650 per annum
Peppercorn rent (£1)
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

