



**Pine Grove, 112 Station Road
Ferndown BH22 0JA**

FREEHOLD PRICE

£289,950

“Exceptional ground floor apartment with private patio overlooking mature communal grounds to the rear of this Prestigious Development”

This wonderful ground floor apartment occupies without doubt the best position in the block that was built in approx. 2007 to provide low maintenance and conveniently located only 200 yards level walk from West Moors village community shops and amenities.

The accommodation comprises two double bedrooms served by an ensuite shower room and separate bathroom, a comprehensive modern fitted kitchen (breakfast room and well appointed dual aspect lounge/dining room with feature double glazed windows and door to the covered patio with its superb outlook and private aspect.

Other benefits include bespoke wardrobes in bedroom 1, gas central heating, double glazing, security entry phone, spacious hallway, allocated parking space close to the flat and a private lockable store.



- **Communal entrance** with security entrance phone
- **Entrance hall**, doors to storage cupboards and double doors to;
- **Lounge/dining room** 18'5 x 12'6 dual aspect double glazed windows and door to the private patio with outside light
- **Kitchen/breakfast room**, substantial range of base and wall mounted units with adjoining worktops, integrated dishwasher and washing machine, integrated oven/grill and inset gas hob, breakfast bar, cupboard housing a gas boiler
- **Bedroom one**, double glazed window to rear aspect, bespoke fitted furniture, door to en-suite shower room
- **En-suite shower room**
- **Bedroom two**, double glazed window to side, currently used as a dining room
- **Bathroom** with matching white suite

Outside:

- **Allocated parking space** and visitor parking
- **Secure lockable store**
- **Well maintained mature communal gardens** providing screening from the road and surrounding property

Leasehold 125 years from 2009

Ground rent £250 per annum

Maintenance £1,187.50 every six month

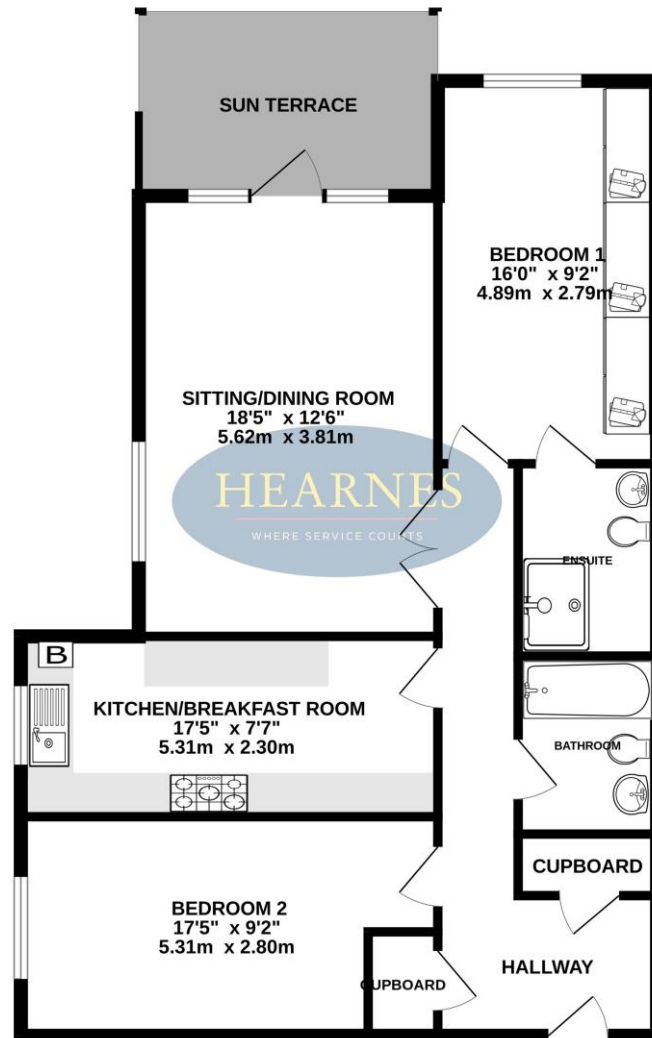
COUNCIL TAX BAND: D

EPC RATING: B



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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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