



**Wentworth Grange, 11 West Moors Road  
Ferndown, Dorset, BH22 9SA**



# LEASEHOLD GUIDE PRICE

## £270,000

***“Stylish top floor apartment with balcony views over communal grounds in a unique, private setting and garage offered with no forward chain”***

Beautifully presented, well proportioned second floor modern apartment with bespoke features and communal lift and garage.

Wentworth Grange is a modern purpose built block situated at the head of a private driveway nestling amongst mature private grounds between West Moors and Ferndown. Ideally situated within convenient access of the A31 commuter routes to Wimborne and Ringwood whilst only ¾ of a mile from Ferndown shops and town centre.

- Stylish two bedroom, two bathroom apartment in a unique private setting offered with no forward chain
- Communal hallway with electronically operated keyless front door, communal lift to all floors
- Hallway with two large walk-in cupboards for storage with one housing the gas combination boiler. Security entryphone and wood laminated flooring
- Lounge/dining room. Delightful character room set in the eaves, dual aspect with velux double glazed window and double glazed patio door and window to a balcony set into the eaves overlooking the grounds providing an exceptional private outlook, ample space for dining table
- Kitchen, modern fitted units and Quartz worktops, integrated Die Dietrich double oven and grill and matching insert ceramic hob and bespoke recessed wok hotplate, integrated dishwasher and washing machine and fridge/freezer, double glazed window to side aspect, views from the sink unit overall communal gardens
- Bedroom one has a double glazed window the side aspect, comprehensive range of fitted wardrobes and drawers, door to the en-suite
- Contemporary en-suite comprising stylish dual width shower cubicle with contrasting tiling and glazed partition
- Bedroom two with double glazed window to the rear aspect
- Modern bathroom fitted in a contemporary white suite comprising panelled bath, fitted unit including inset monobloc wash hand basin, low level WC and heated towel rail and double glazed velux window
- Well maintained communal grounds with allocated parking and an exceptional courtyard area with garaging and turning space. The building is set away from the main road approached by a driveway and offers excellent privacy
- Garage with up and over door, light and power

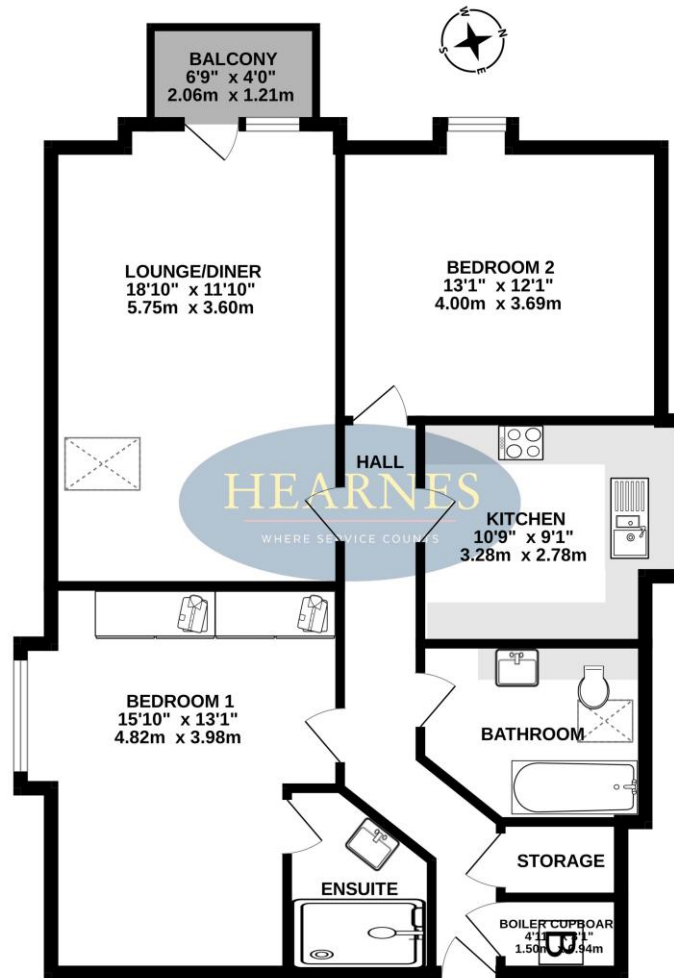
The village centre of West Moors is located less than 1 mile away and offers a good range to day to day amenities. Ferndown's town centre offers a further selection of shopping, leisure and recreational facilities and is also located less than 1 mile away.

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|----------------------------|------------------------------------|
| <b>LEASEHOLD:</b>          | <b>125 years from January 2001</b> |
| <b>GROUND RENT:</b>        | <b>£493.00 per annum</b>           |
| <b>SERVICE CHARGE:</b>     | <b>£1994.00 per annum</b>          |
| <b>COUNCIL TAX BAND: D</b> | <b>EPC RATING: C</b>               |



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.

SECOND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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



