



**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD PRICE

## £300,000

***“A recently refurbished first floor apartment with a lift, single garage and no chain ”***

This immaculately presented and recently renovated two double bedroom, one bathroom, one shower room first floor apartment has a good sized westerly facing balcony, a lift, single garage located in a nearby block and now comes to the market offered with no onward chain.

This spacious first floor apartment has undergone a number of recent improvements. This particular apartment has been owned by the current owners from new and an early viewing is strongly recommended.

Wentworth Grange is an exclusive development set within mature and immaculately kept grounds whilst conveniently located for both West Moors and Ferndown.

- **Two double bedroom first floor apartment with a lift and no chain**
- Spacious **entrance hall** with airing cupboard and a coat cupboard
- Good sized **kitchen/breakfast room** incorporating ample rolltop worksurfaces, good range of base and wall units with underlighting, attractive tiled splashbacks, an excellent range of integrated appliances to include Miele oven, 4 ring gas hob with extractor canopy above, fridge and freezer, dishwasher and washing machine, cupboard housing a wall mounted gas fired boiler, ample space for breakfast table and chairs
- 18' **Lounge/dining room** with a feature fireplace and double glazed French doors leading out to the balcony
- 12' **Balcony** enclosed by a wrought iron and wooden balustrade facing a westerly aspect and offering glorious views over the beautifully kept communal gardens
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include cupboards over the bed recess, bedside cabinets, wardrobes, drawer and cupboard storage
- Spacious **en-suite shower room** finished in a white suite incorporating a corner shower cubicle, pedestal wash hand basin
- **Bedroom two** is also a good sized double bedroom benefitting from fitted wardrobes
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin and WC
- The property is conveyed with a single **garage** located in a nearby block
- There is an area designated for visitors and residents parking
- All residents have the use of the beautifully kept **communal gardens**
- **Further benefits** include double glazing, entry phone intercom system, gas fired heating system and the property comes to the market offered with no onward chain

The village of West Moors is located less than 1 mile away. Ferndown town centre is also located less than 2 miles away.

**Lease:** 125 years from 1 January 2001

**Maintenance Charge:** £750.00 every 6 months

**Ground Rent:** £236.51 every 6 months

**COUNCIL TAX BAND: D**

**EPC RATING: B**

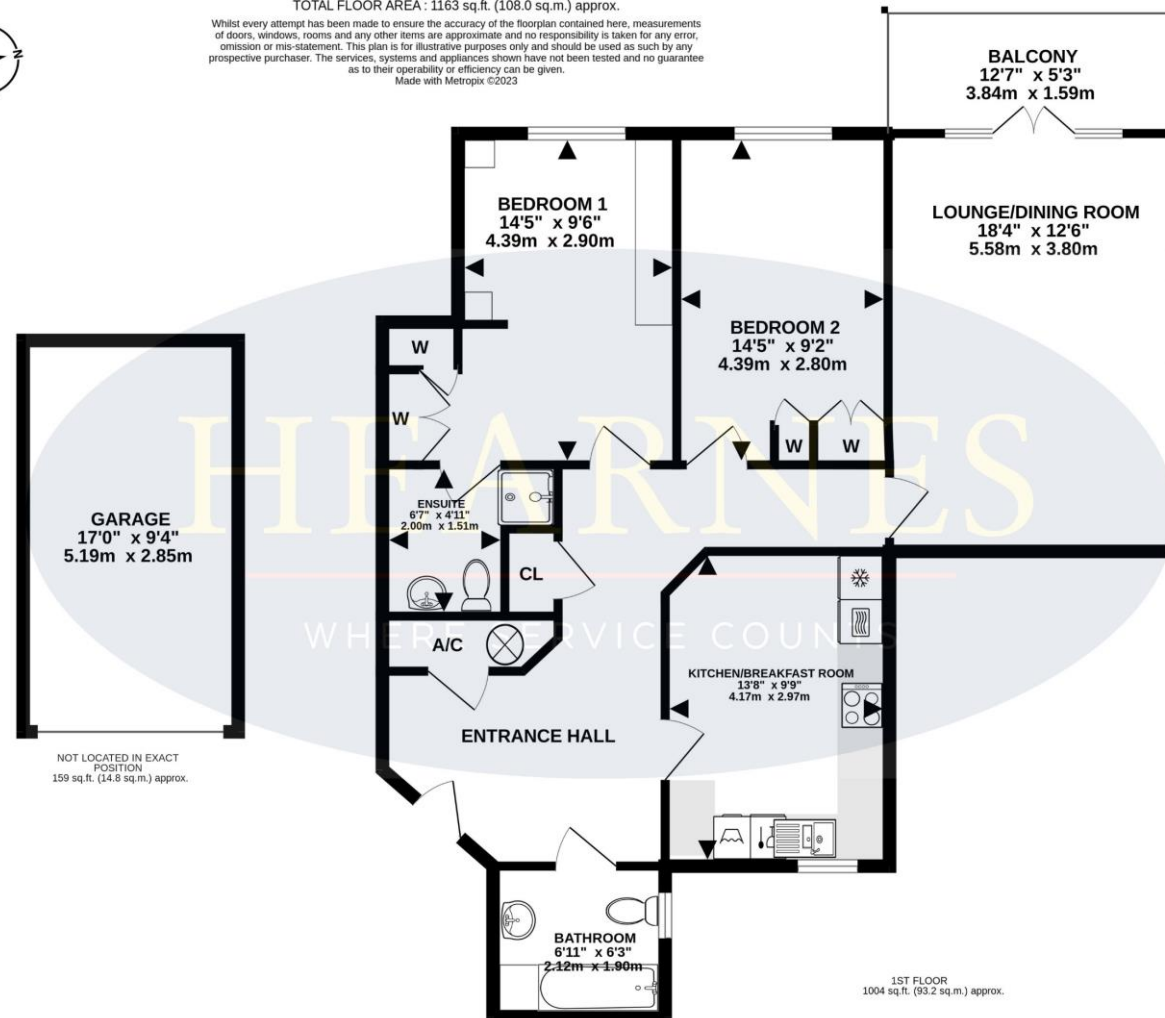
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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