



**Moorland Court
Station Road
West Moors
Ferndown
Dorset
BH22 0HD**

Offers in Excess of £147,000

bettermove

Station Road Ferndown

Bettermove are proud to present this 2 bedroom retirement flat in West Moors available with no forward chain.

The property benefits from double glazing, electric storage heaters and has off street parking available via the residents car park with visitors spaces also available. The council tax band is D.

This is a leasehold property with 106 years remaining on the lease; the ground rent is £460 per annum and the service charge is £4,200 per annum. Age restrictions: single occupant must be 60 years of age and Joint occupants, one occupant can be 55 years of age.

The interior of this beautifully presented property comprises a spacious living room with dining area providing access to the kitchen, two bedrooms and the shower room located on the top floor of the building with lift access available to each floor.

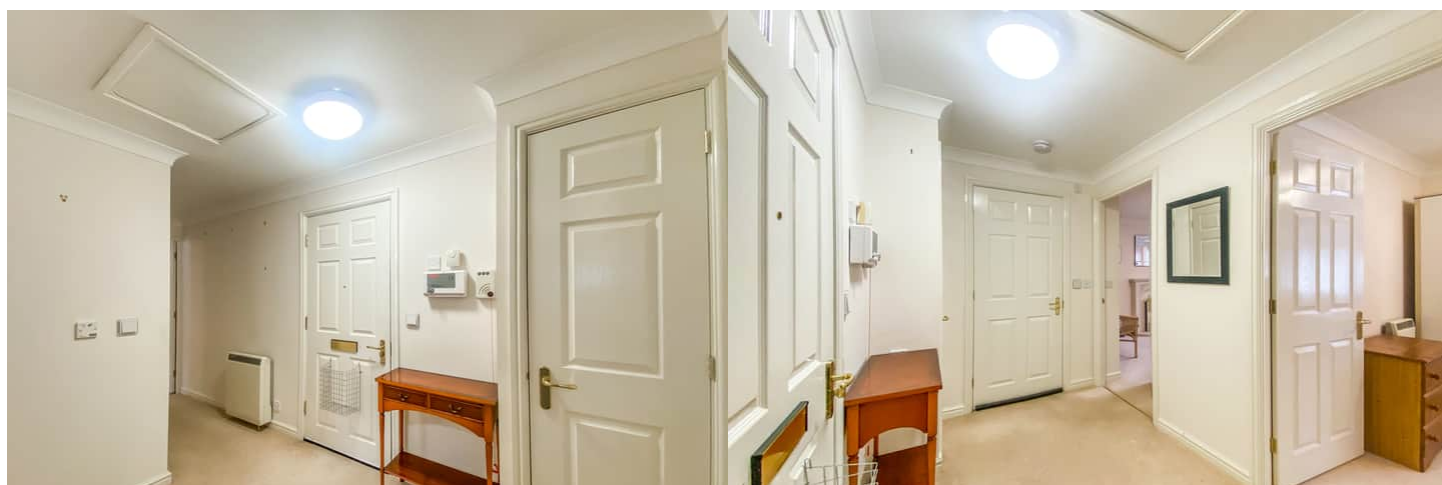
Located in the popular village of West Moors, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from the A31 and many local bus routes.

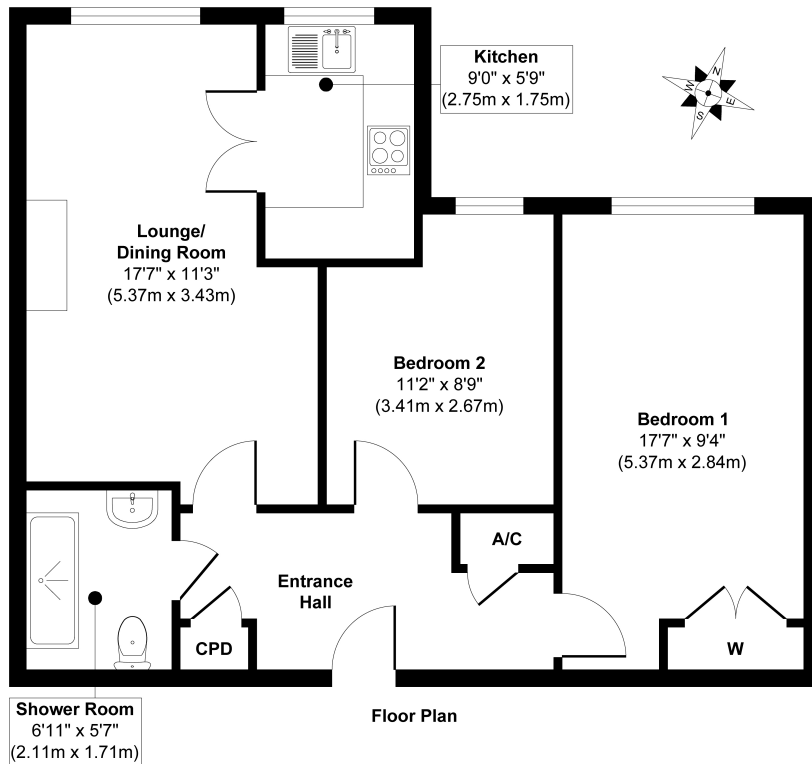
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

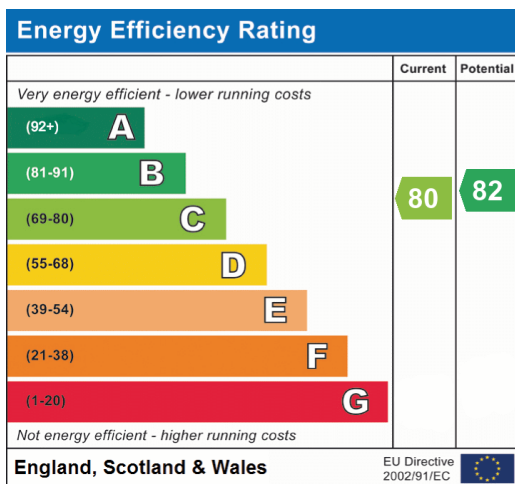
The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 635 sq. ft / 59.06 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk