



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£95,000

“One bedroom superbly appointed second floor apartment overlooking communal grounds offered with no onward chain”

This well presented purpose built apartment occupies an enviable position on the second floor with communal passenger lift and on site facilities for the over 60's, a short level walk from West Moors village shops, amenities, regular bus services, doctors and Post Office.

The accommodation comprises a double bedroom with built in wardrobe, spacious lounge/dining room, modern fitted kitchen, modern shower room with dual width walk-in cubicle and modern electric heating and double glazing.

This modern development has a welcoming reception area, residents lounge, on site manager and pleasant secluded communal grounds.

- **Entrance hall** with a door to walk-in storage/airing cupboard housing the electrical immersion hot water and heating facility, hatch to loft space, cupboard housing the electrical fuse box, wall mounted security alarm and further wall mounted pull cord emergency service
- **Lounge/dining room** with a double glazed window to the rear aspect, space for dining table and chairs, centrally positioned mock electric fireplace and mantle, wall mounted electric heater, glazed double doors giving access to the kitchen
- Modern **kitchen** comprising range of base and wall mounted units with adjoining worktops, integrated and raised oven, inset 4 ring hob with filter hood above, integrated fridge, inset sink unit with mixer taps and double glazed window overlooking the attractive communal grounds, tiled splashbacks, wall mounted Dimplex hot air heater
- **Bedroom** with a double glazed tilt and turn window to the rear aspect, wall mounted electric heater, fitted wardrobes with mirror fronted doors
- Modern fitted **shower room** comprising a dual width walk-in shower cubicle with adapted hand rails, glazed screen, mixer taps and shower attachment, vanity unit with wash hand basin, WC and extractor fan
- Well maintained landscaped **communal grounds** with a central patio and pergola with mature surroundings
- The residents and visitors **car parking** is on a first come first served bases and is NOT allocated

Lease: 125 years from 1/6/2005

Ground Rent: £197.50 per half year

Service Charges: £1594.33 x 2

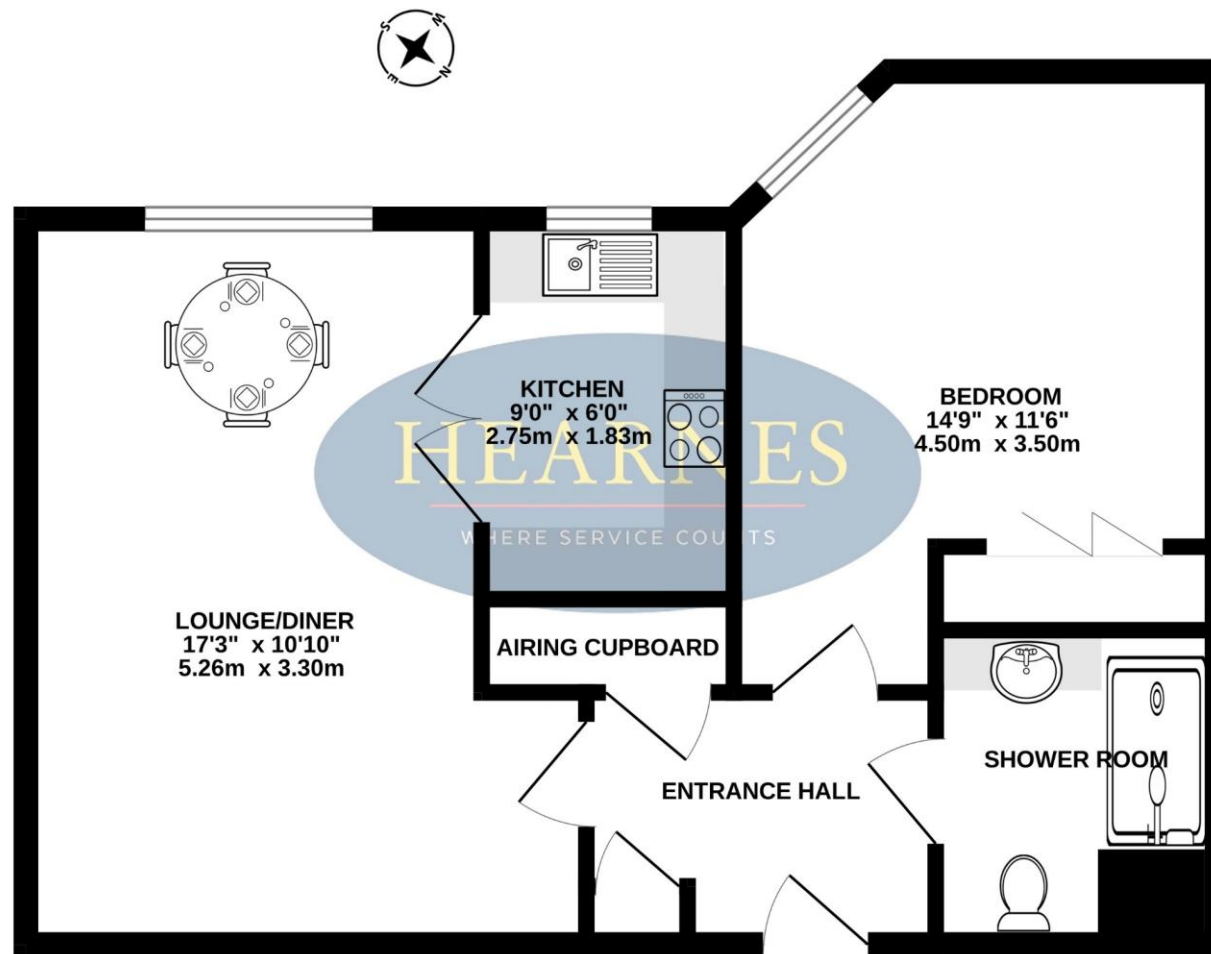
COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



SECOND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 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.

Made with Metropix ©2025

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

