



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

# LEASEHOLD GUIDE PRICE

## £165,000

***“A generous sized top floor apartment with a lift, single garage and no chain”***

This generous sized and immaculately presented, one double bedroom top floor apartment has a lift, a single garage and no chain.

All residents have the use of the beautifully kept communal gardens. Wentworth Grange is also conveniently located for both West Moors and Ferndown.

- **One double bedroom top floor apartment with a lift and single garage**
- 25ft Generous sized **entrance hall** with airing cupboard and loft hatch giving access to a loft space
- 20ft x 15ft Dual aspect **lounge/dining room** which has access into the eaves for useful storage
- The **lounge area** has ample space for sofa and armchairs
- The **dining area** has ample space for dining table and chairs and is large enough to be used as a study area
- 11ft **Kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, integrated washing machine, dishwasher, fridge and freezer, cupboard housing a wall mounted gas fired boiler and attractive tiled splashbacks
- **Double bedroom** with fitted floor to ceiling wardrobes with sliding doors, access into eaves for useful storage
- Spacious **family bathroom** finished in a white suite incorporating a panelled bath with shower over and glass shower screen, pedestal wash hand basin and WC
- The property is conveyed with a **single garage** which is located in a nearby block which has a metal up-and-over door, light and power
- An **area designated for visitors and residents parking**
- All residents have the use of the beautifully kept and mature **communal gardens**
- **Further benefits** include; double glazing, a gas fired heating system, entry phone intercom system and the property is offered with no onward chain

The village centre of West Moors is located approximately 1 mile away where there is a good range of 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.

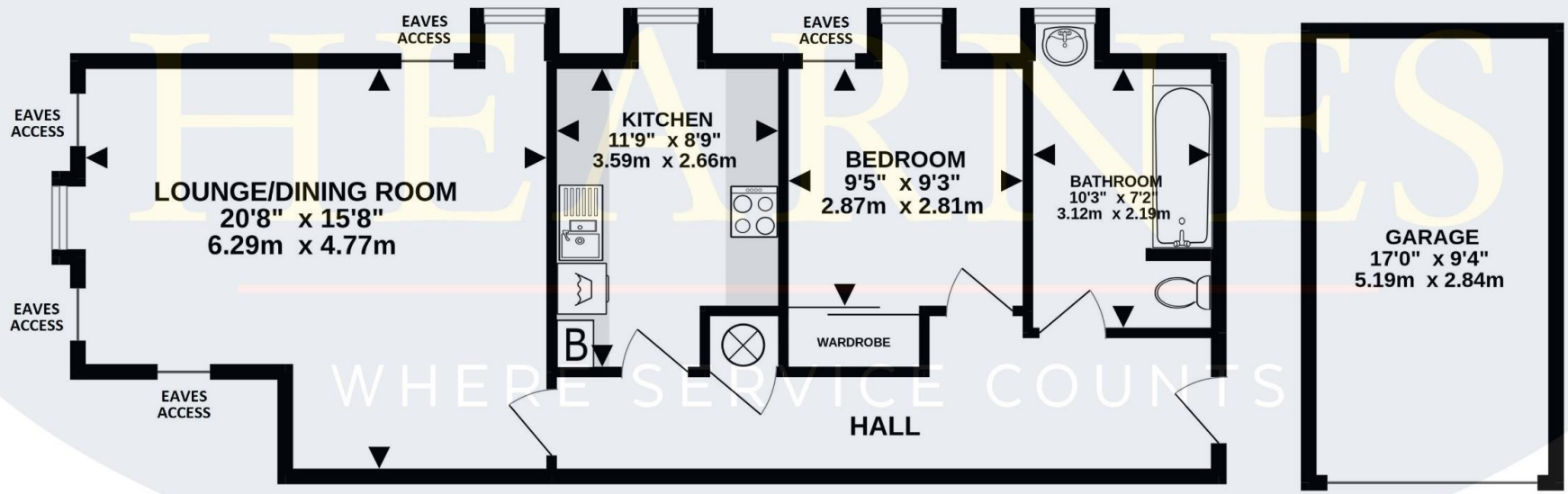
<b>LEASE:</b>	<b>125 Years from 1<sup>st</sup> January 2001</b>
<b>MAINTENANCE:</b>	<b>Approx. £1,500 per annum</b>
<b>GROUND RENT:</b>	<b>Approx. £473 per annum</b>
<b>COUNCIL TAX BAND:</b>	<b>C</b>
<b>EPC RATE:</b>	<b>C</b>

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 820 sq.ft. (76.2 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 ©2022



2ND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
159 sq.ft. (14.7 sq.m.) approx.

