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**Crossways, 2 Farm Road  
West Moors, Dorset, BH22 0JL**

# LEASEHOLD PRICE

## £179,950

**“Central village location with allocated parking and no chain”**

This first floor purpose-built apartment occupies an extremely convenient position in the heart of West Moors only yards from local shops and amenities.

The flat is accessed via a communal hallway and stairs set above various commercial properties, with accommodation comprising two bedrooms served by a stylish modern shower room with fully tiled walls, a modern kitchen and a spacious lounge/dining room with ample space for a table and chairs, adjacent to the kitchen.

Other benefits include gas central heating with radiators, double glazing, hatch to the loft space, allocated parking and an extended lease with 152 years remaining.

- Shared hallway, with integral hall and external fire escape
- **Entrance hall** with hatch to the loft, door to a cupboard housing the hot water tank and slatted shelving
- **Lounge/dining room** measuring approximately 18ft, with two windows
- **Modern kitchen** comprising fitted units and adjoining worktop, sink unit, space and plumbing for a washing machine and tall standing fridge/freezer, cupboard housing a gas-boiler, integrated oven, inset electric hob and part tiled walls
- **Bedroom one** with double glazed window
- **Bedroom two** with double glazed window
- **Shower room** finished in a modern suite comprising shower cubicle with bi fold door, WC, wash hand basin with vanity storage beneath, tiled walls and flooring
- **One allocated parking space** and space for **visitors parking**

**Lease:** 189 years from 1988 (approximately 152 years remaining)

**Maintenance:** £2,122.22 for the year 2025/2026 (however the owner received a credit of £446.88 when accounts were finalised)

**Ground Rent:** None

Pets are permitted

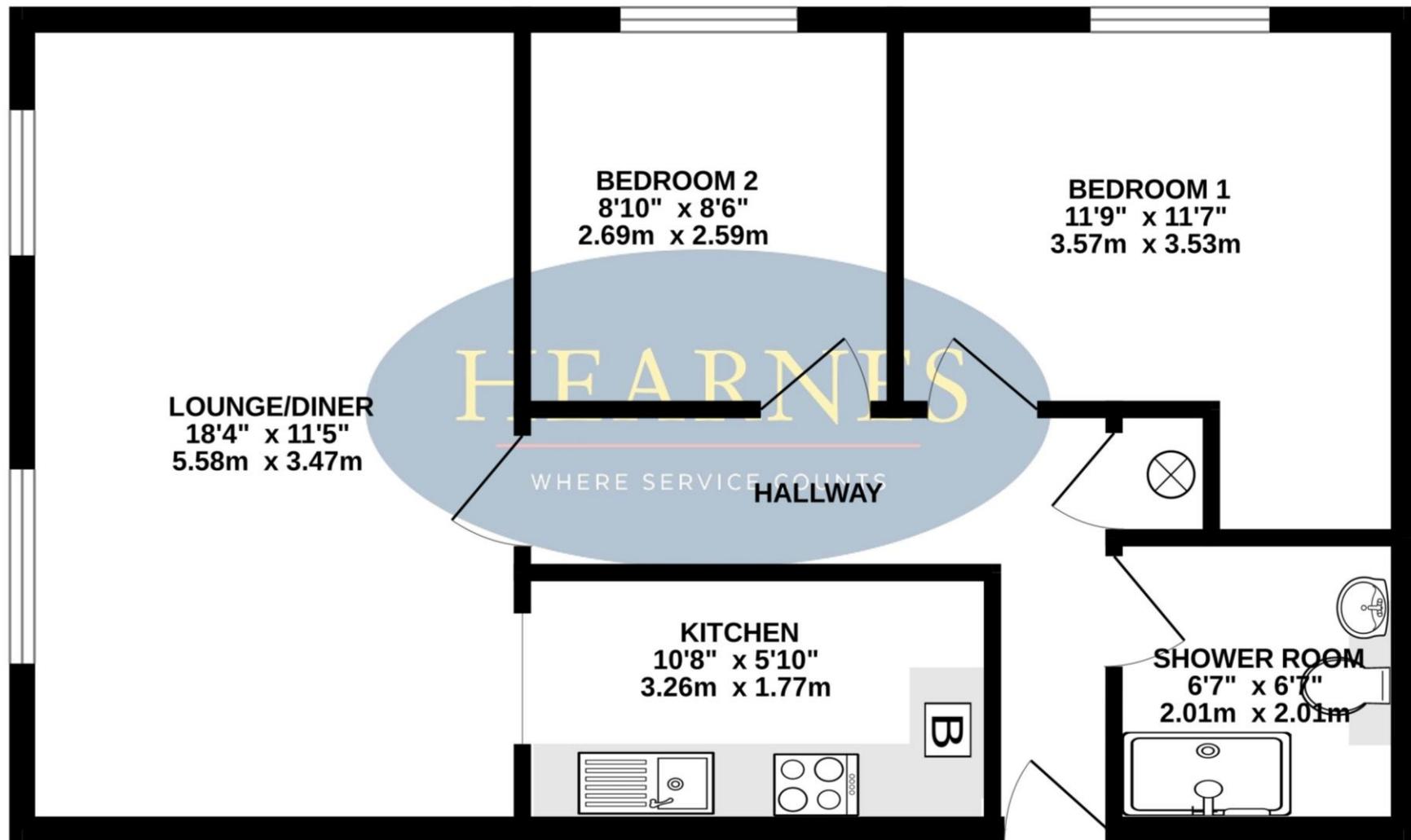
6 months minimum letting permitted

**COUNCIL TAX BAND: B**

**EPC RATING: D**



AGENTS NOTES: 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. 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.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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