



Berkeley Court, Moorside Road
West Moors, Dorset, BH22 0EH

LEASEHOLD PRICE

£100,000

“A light and spacious first floor retirement apartment with a lift”

This conveniently located and immaculately presented two double bedroom first floor retirement apartment has a lift and now comes to the market offered with no onward chain.

This light and spacious retirement apartment is located on the south westerly wing of this purpose built development. This particular apartment is located within close proximity to the laundry room and the lift. All residents must be aged over 60 years. Other facilities within the block include a residents lounge and a house manager.

- **Two double bedroomed second floor retirement apartment with a lift and no chain**
- **Spacious entrance hall** with airing cupboard
- Dual aspect **lounge/dining room** with feature fireplace and box bay window offering space for table and chairs
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for cooker, recess for fridge, space for breakfast table and chairs, tiled splashbacks
- **Bedroom one** is a generous size double bedroom benefitting from a fitted wardrobe
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- Spacious **shower room** incorporating a corner shower cubicle, WC, pedestal wash hand basin, partly tiled walls
- **Further benefits include;** newly installed double glazing and electric heating. All residents have the use of the mature, landscaped and well kept communal gardens
- **Residents parking** is on a ‘first come, first serve’ basis

Ferndown offers an excellent range of shopping, leisure and recreational facilities. The village of West Moors offer a good selection of amenities.

LEASE: Approximately 113 years remaining
MAINTENANCE: £4,571 Per annum (includes ground rent)

COUNCIL TAX BAND: B

EPC RATING: C

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.

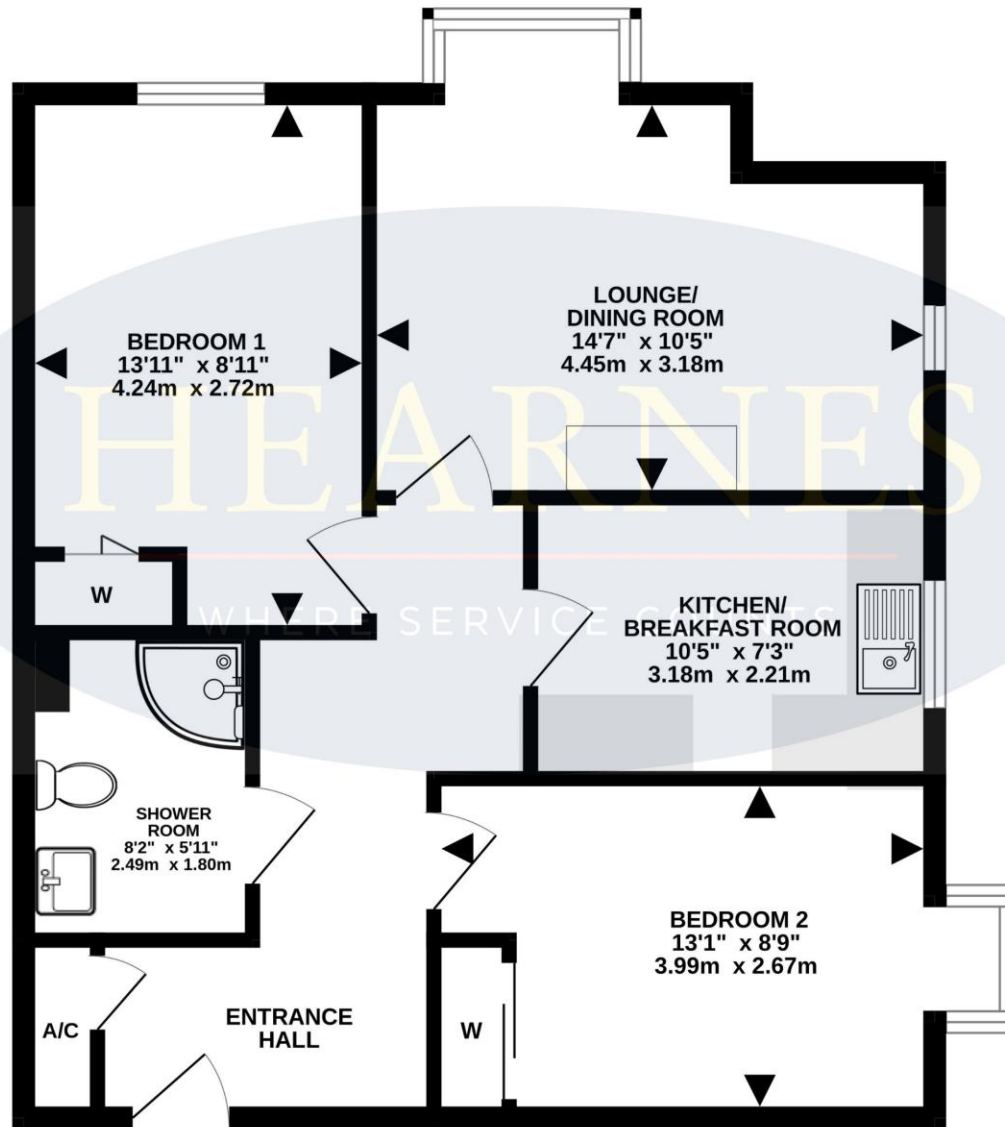


Communal laundry room



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

