

## Immaculate 2-Bedroom GROUND FLOOR Retirement Flat

Tenure: Leasehold (approx. 153 years remaining)    Approx 60 sq meters (645)

Flat 9 Berkeley Court, Moorside Road,  
West Moors, Ferndown, Dorset. BH22 0EH

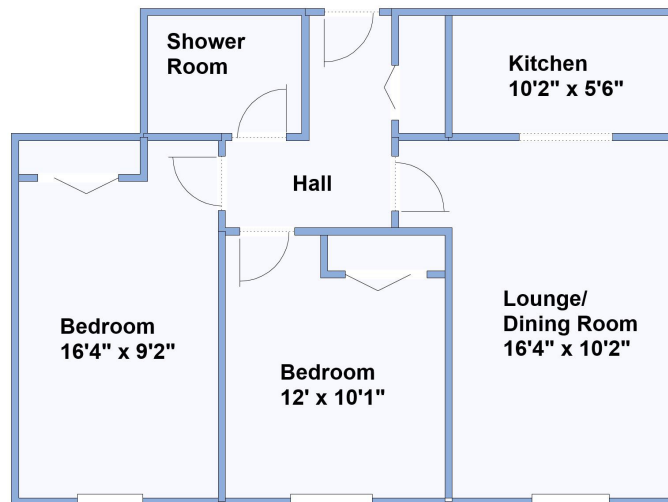
**Price £169,950**

- Spacious Entrance Hall
- Lounge/Dining Room
- Modern Kitchen
- Shower Room
- 2-Bedrooms with Built In Wardrobes
- Communal Residents Lounge & Guest Suite
- House Manager & Security Entry System
- Delightful Gardens
- Close to Shops & Services
- No Onward Chain

Immaculate and spacious **GROUND FLOOR 2-bedroom Retirement Flat**, situated in a small, popular block within level walking distance of the comprehensive village centre of West Moors, having shops and services close to hand. The block is very well maintained & benefits from a House Manager, Residents Lounge, Laundry Room, Guest Suite, Security Entry System, Lift & Delightful Grounds.

Accommodation and approximate room sizes:

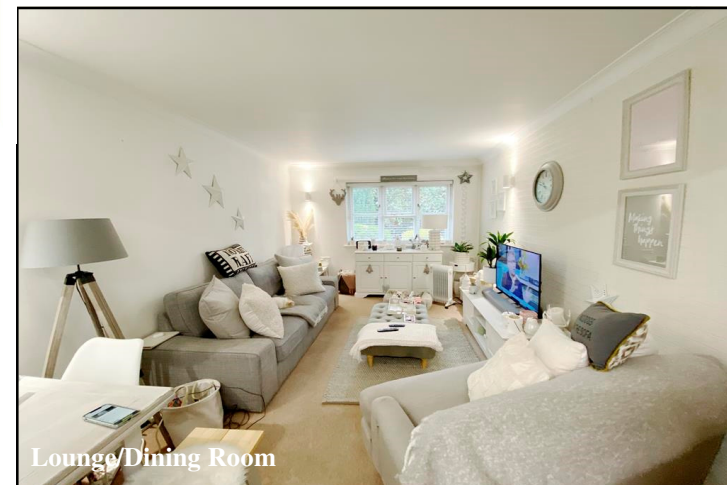
- **Spacious Hall:** Storage/airing cupboard.
- **Lounge/Dining Room:** Ample room for lounge & dining suite.
- **Kitchen:** Good range of modern floor and wall units. High level oven & microwave. Inset electric hob & cooker hood over. Integrated fridge/freezer.
- **Bedroom 1:** Built-in mirror fronted wardrobes.
- **Bedroom 2:** Built in mirror fronted wardrobes. Feature bay window.
- **Shower Room:** Corner Shower with seat, pedestal wash basin & WC. Heated towel rail.
- **Double-Glazing & Electric Heating**
- **Delightful Communal Gardens**
- **Communal Residents Lounge**
- **Residents Laundry Room & Guest Suite**
- **Lift & Stairs to all floors & Security Entry System**
- **House Manager**
- **Service Charge:** approx £1093 per quarter including domestic water, building insurance, communal gardens, cleaning, lighting & heating of common parts, house manager & reserve fund.
- **Lease:** approx 153 years remaining
- **Council Tax Band 'B' Energy Rating 'D'**



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate. Not to scale.



Modern Kitchen



Lounge/Dining Room



Shower Room



2-Double Bedroom



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05011

