

## Well Presented 1-Bedroom Ground Floor Retirement Flat

Tenure: Leasehold (Approx 64 years remaining)

Flat 6 Berkeley Court, Moorside Road,  
West Moors, Ferndown, Dorset. BH22 0EH

**Price £95,000**

- Spacious Entrance Hall
- Lounge/Dining Room
- Modern Kitchen
- Shower Room
- Double Bedroom with Built In Wardrobes
- Communal Residents Lounge & Guest Suite
- House Manager & Security Entry System
- Delightful Gardens
- Close to Shops & Services
- Viewing Recommended!

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Beautifully presented ground floor 1-bedroom Retirement Flat,  
situated in a popular block within level walking distance of the  
comprehensive village centre of West Moors, having shops and  
services close to hand.

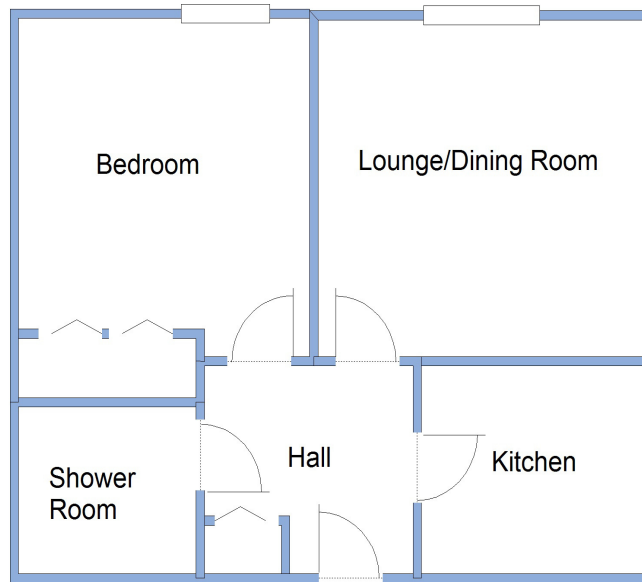
The block is very well maintained & benefits from a House  
Manager, Residents Lounge, Laundry Room, Guest Suite,  
Security Entry System, Lift & Delightful Grounds.

Accommodation and approximate room sizes:

- **Spacious Hall:** Deep storage/airing cupboard.
- **Lounge/Dining Room:** Night storage heater. Feature bay window.
- **Kitchen:** Range of floor and wall units. Cooker point. Space for fridge/freezer. Window overlooking communal gardens.
- **Double Bedroom:** Built-in mirror fronted wardrobes.
- **Shower Room:** Large shower cubicle having thermostatic shower & seat fitted. Vanity wash basin & WC.
- **Double-Glazing**
- **New Carpets Throughout**
- **Electric Heating (untested)**
- **Delightful Communal Gardens**
- **Communal Residents Lounge**
- **Residents Laundry Room & Guest Suite**
- **Lift & Stairs to all floors & Security Entry System**
- **House Manager**
- **Service Charge: approx £3105.00 per annum**
- **Lease: approx 64 years remaining**
- **Council Tax Band 'B'**
- **Energy Rating 'C'**



**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 W04938



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



Kitchen



Lounge/Dining Room



Shower Room



Double Bedroom