

## Immaculate 2-Bedroom First Floor Retirement Flat

Tenure: Leasehold (approx. 95 years remaining)

Flat 11 Berkeley Court, Moorside Road,  
West Moors, Ferndown, Dorset. BH22 0EH

**Price £100,000**

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

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Immaculate and spacious first floor 2-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.

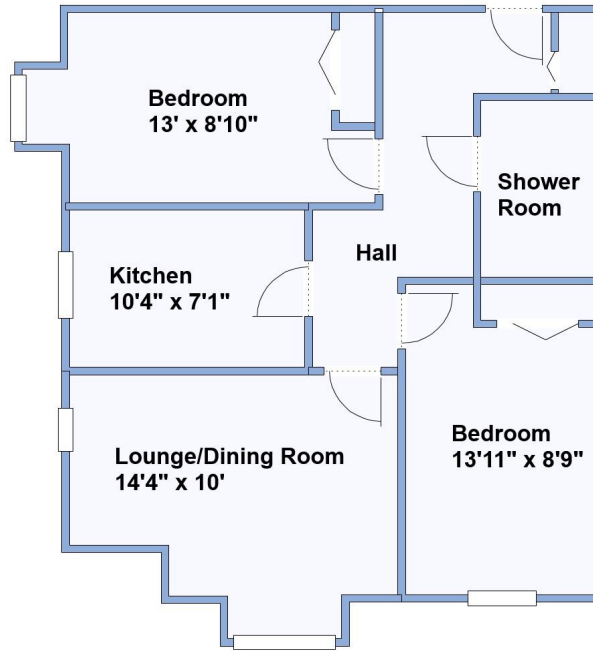
The block is very well maintained & benefits from a House Manager, Residents Lounge, Laundry Room, Guest Suite, Security Entry System, Lift & Delightful Grounds.

Accommodation and approximate room sizes:

- Spacious Hall: Storage/airing cupboard.
- Lounge/Dining Room: Feature bay window & electric fire-place.
- Kitchen: Range of floor and wall units. Cooker point. Space for Fridge/Freezer.
- Bedroom 1: Built-in mirror fronted wardrobes.
- Bedroom 2: Built in mirror fronted wardrobes. Feature bay window.
- Shower Room: Shower Cubicle, pedestal wash basin & WC.
- Double-Glazing
- 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 £4571.38 per annum
- Lease: approx 95 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 W04939



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



Kitchen



Lounge/Dining Room



Shower Room



Double Bedroom