



**Pinewood Court, 179 Station Road  
West Moors, Dorset BH22 0HR**



# LEASEHOLD PRICE

## £115,000

This superbly positioned and well presented one double bedroom first floor apartment has a lift and stars rising to the light and airy accommodation. The property is conveyed with no forward chain and is conveniently located in the heart of West Moors.

Pinewood Court is a purpose-built development of retirement apartments with an age restriction for single occupants of 60 years and above and for joint occupant, one occupant can be 55 years of age.

- **One double bedroom first floor retirement apartment with a lift**
- **Entrance hall** with walk-in airing cupboard/linen cupboard
- **22ft Lounge/dining room.** The **lounge area** has a living flame coal effect electric fire whilst the **dining area** has space for dining room table and chairs and a window offering a pleasant open outlook
- Modern **kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess for fridge/freezer, attractive tiled splashbacks and window offering a pleasant open outlook
- 19ft **Double bedroom** with fitted wardrobes with mirrored concertina doors, window offering a pleasant outlook
- **Shower room** finished in a white suite to incorporate a separate shower cubicle, WC, wash hand basin with vanity storage beneath, additional vanity storage unit, fully tiled walls
- All residents have the use of the immaculately kept **communal gardens** which are regularly maintained by outside contractors at a cost which is covered by the maintenance charge
- There is an area designated for **residents parking**. Parking is arranged on a 'first come, first served' basis
- Within Pinewood Court is a **guest suite accommodation, laundry room and residents lounge**
- Further benefits include; **double glazing, electric heating and the property is offered with no onward chain**

West Moors offers an excellent selection of day-to-day amenities.

Ferndown offers a further selection of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.

<b>LEASEHOLD:</b>	<b>125 Years from 1<sup>st</sup> March 2002</b>
<b>MAINTENANCE:</b>	<b>Approximately £2,200 per annum</b>
<b>GROUND RENT:</b>	<b>Approximately £250 per annum</b>
<b>COUNCIL TAX BAND: C</b>	<b>EPC RATING: B</b>

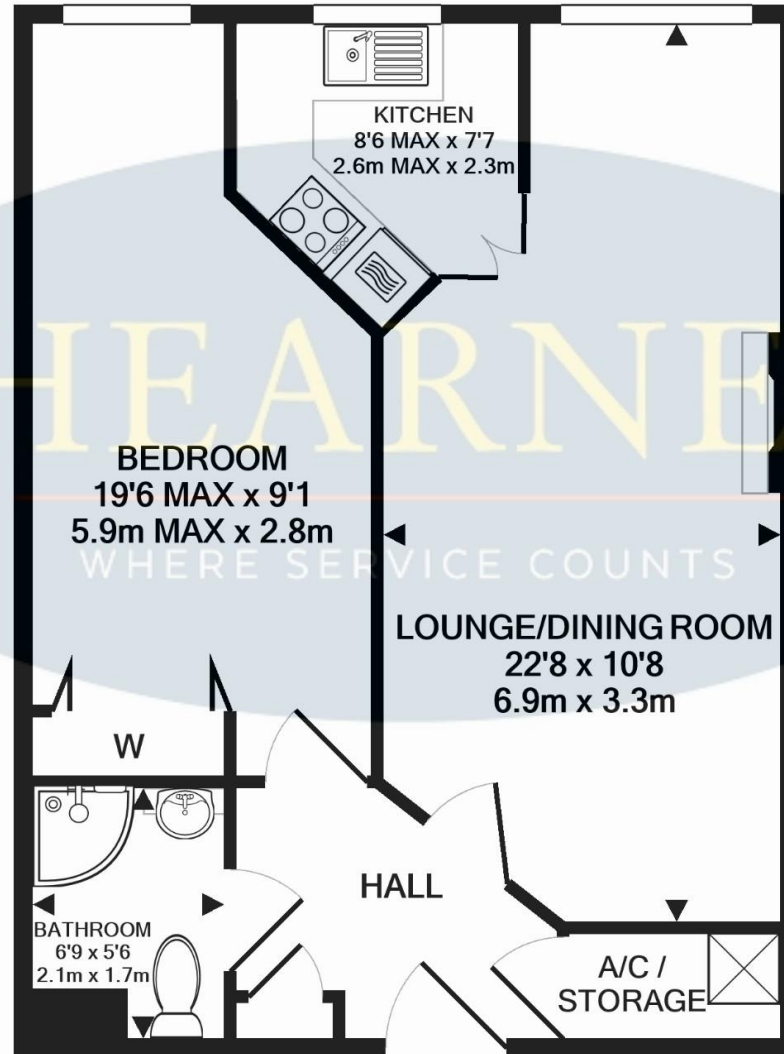
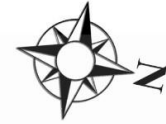
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

## ***“A first floor retirement apartment with a lift and no chain, in the heart of West Moors”***



TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE





Laundry room



Residents lounge