

Pine Grove
112 Station Road
K Property Award Winner 2009
uilt by Roxan Construction Limited

HEARNES

WHERE SERVICE COUNTS

**Pine Grove, 112 Station Road
West Moors, Dorset BH22 0JA**

LEASEHOLD PRICE

£237,000

“A light and spacious second floor apartment with a lift, in the heart of West Moors village”

This immaculately presented and generous sized two double bedroom, two bathroom second floor apartment enjoys a pleasant wooded outlook from a stunning Juliette balcony, has a lift and stairs rising to the apartment and allocated parking. Pine Grove is superbly positioned just a short distance from the village centre of West Moors and is also offered with no onward chain.

- **ENTRANCE HALL 22ft x 11ft (6.7m x 3.4m)** with a coat cupboard, boiler cupboard, as well as double and single storage cupboard and an entry video intercom system
- **LOUNGE/DINING ROOM 18ft 5in x 12ft 7in (5.6m x 3.8m)** with a double glazed door to the hallway and double glazed French doors opening out to a Juliette balcony which offers a pleasant wooded outlook
- **KITCHEN/BREAKFAST ROOM 17ft 5in x 7ft 7in (5.3m x 2.3m)** offering a dual aspect, beautifully finished with granite work surfaces and upstands, stainless steel one and a half bowl sink unit with drainer and an excellent range of integrated appliances to include a Zanussi oven, hob and extractor, fridge/freezer, dishwasher and washer/dryer, with ample space for a breakfast table and chairs
- **BEDROOM ONE 15ft 1in x 11ft 4in (4.9m x 3.5m)** with a double glazed window
- **EN-SUITE 6ft 11in x 6ft 6in (2.1m x 2.0m)** finished in a modern white suite to incorporate a corner shower cubicle, wall-mounted wash hand basin with vanity storage beneath, wc with a concealed cistern and a heated towel rail
- **BEDROOM TWO 12ft 8in x 9ft 1in (3.9m x 2.8m)**
- **BATHROOM 7ft 2in x 6ft 3in (2.2m x 1.9m)** finished in a white suite to incorporate a panellled bath with mixer taps and shower hose, wc, pedestal wash hand basin and a heated towel rail
- **Allocated parking and visitors parking**
- **Private lockable store**
- **Communal gardens**
- Double glazing and a gas-fired central heating system
- Offered with **no onward chain**
- Sale to include all appliances, carpets and curtains

The village of West Moors offers an array of day to day facilities including two convenience supermarkets, butchers, bank, post office, library, doctors' surgeries, dentist and pharmacy, with the village centre approximately 200 metres away. Ferndown offers an excellent selection of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. Outside of the development there is a bus stop.

Lease: 125 years from 2008

Maintenance: Approximately £680 every 6 months

Ground Rent: Approximately £250 per annum

COUNCIL TAX BAND: D

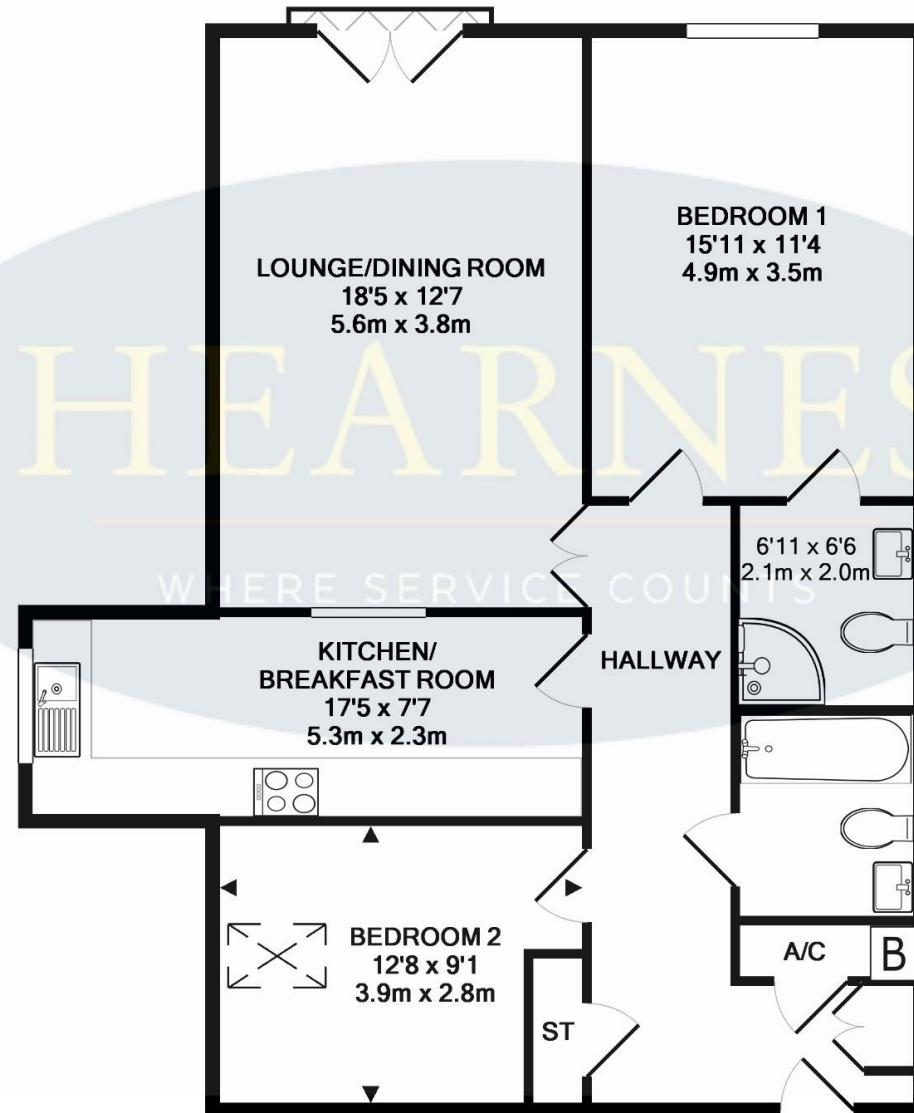
EPC RATING: B

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.



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 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

