



Total area: approx. 55.6 sq. metres (598.5 sq. feet)



**Centenary Place,
208 Station Road West Moors, BH22 0JD**



**A Quality Two Double Bedroom Apartment in
the heart of the Village of West Moors**

- Lounge Area
- Kitchen Area
- Two Double Bedrooms
- Ensuite & Bathroom/WC
- Gas Central Heating
- Modern & Energy Efficient
- Allocated Car Parking
- Communal Gardens
- Lift to all Floors
- Close to all Amenities

Leasehold

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Property Details

The Property: comprises a **Modern Two Bedroom Apartment** situated in the **heart of the Village of West Moors**. Centenary Place is a development of just nine apartments built to a high specification within the last ten years. **Features include Gas Fired Central Heating by Radiators, UPVC Double Glazing, Energy Efficient PV Panel for Free Electricity, Allocated Car Parking and included in the sale are the Fitted Carpets and High Quality Shutters.**

Main Entrance: with security door intercom access. The main entrance provides a communal seating area, lift access and stairs to all floors as well as rear access to the Car Parking and Communal Garden.

The Apartment

Entrance Hallway: with built-in meter and airing cupboards, radiator, telephone point and door intercom phone.

Open Plan Lounge/Kitchen:

Lounge Area: 13'6 x 11'3 a dual aspect room providing plenty of light, the room has an "airy feel" and has TV and Satellite points, telephone point and three radiators. A partitioning wall and Breakfast Bar provides access to:

Kitchen Area: 11'3 x 6'1 with part tiled walls and wood effect vinyl flooring and is well fitted with a range of base and wall units to provide plenty of storage. Fitted stainless steel single drainer, one and half bowl sink unit with pillar mixer tap, **built-in electric fan assisted oven, inset gas hob with cooker hood above. Built-in dishwasher, fridge/freezer and space and plumbing for washing machine.** Work surface lighting, spotlight ceiling lighting and wall cupboard housing the "**Glowworm**" **combination-type gas fired boiler.**

Bedroom No 1: 11'2 x 9'9 with fitted double door wardrobe, radiator and TV/Satellite and telephone points. Door to:-

Ensuite Shower Room: with fully tiled walls and modern white suite of double width shower cubicle with "Mira" mixer shower, washbasin with mixer tap, wall mirror with light/shaver point above, WC, radiator and extractor fan.

Bedroom No 2: 11'3 x 8'5 with radiator.

Bathroom/WC:- with fully tiled walls and fitted white suite of bath

with mixer tap and "Mira" shower and splash screen over. Washbasin with wall mirror and light/shaver point above, WC. Radiator and extractor fan.

Communal Garden: At the rear is a well tended garden with seating for the use of all the residents.

Allocated Car Parking Space

Lease: 117 years remaining.

Service Charge: £650 every six months.

Ground Rent: £250 every six months.

Services: All Main Services Connected.

Council Tax Band: C

Council Tax Payable 2020/2021: £1830.39

Energy Rating: B (Current 86, Potential 86)

Property Reference: BBR210026



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