



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)



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



**A Spacious and Very Well Appointed Ground Floor
Apartment in the Centre of West Moors**

- Spacious Living Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Ensuite to Bedroom No 1
- Bathroom/WC
- Lift to All Floors
- Allocated Parking Space
- Secure Outside Store
- Attractive Grounds
- No Onward Chain

Leasehold



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Directions - From the Library in the centre of West Moors proceed along Station Road in the direction of Ferndown. Pine Grove will be found just past Glenwood Road on the left.

The Property: comprises a **Ground Floor Apartment** with views over the front grounds in a **prestige development with a lift to all floors** built by Roxan Developments in about 2007 in the **centre of the popular East Dorset Town of West Moors**. West Moors has a good selection of shops and other amenities and open space nearby. **Features include Gas Fired Central Heating by radiators (pressurised hot water system), UPVC Framed Double Glazing, high levels of Thermal Insulation, fully fitted Kitchen with integrated appliances and included in the sale are the Fitted Carpets, Quality Curtains and Blinds.** West Moors has main road links to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH and POOLE.**

ACCOMMODATION

Spacious Entrance Hall: with main door intercom, built-in airing cupboard housing the pressurised hot water cylinder, separate built-in coats/storage cupboard.

Lounge/Dining Room: 22'0 (excluding bay) x 12'8 a dual aspect room with feature bay window, TV aerial and telephone points and glazed double doors to the Entrance Hall.

Kitchen/Breakfast Room: 19'7 x 10'8 with part tiling to the walls, quality "Karndean" type flooring, comprehensively fitted with quality units and granite worktops incorporating one and a half bowl sink unit. Beneath the worktops are an excellent range of storage cupboards and drawers together with **washing machine/dryer and dishwasher**. Matching wall cupboards, **integrated fridge/freezer**, cupboard housing the wall mounted gas fired boiler, **integrated electric ceramic hob with cooker hood over and oven/grill** under.

Bedroom No. 1: 14'3 x 10'8 with telephonepoint, wall mounted TV point and fitted mirror door wardrobe with five doors.

Ensuite Shower Room: with half tiling to the walls, tiled floor and fitted with modern wide shower enclosure, vanity basin with drawers and cupboards under, WC, towel rail, wall mirror, light and shaver point and extractor fan.

Bedroom No. 2: 13'5 x 8'8 with wall mounted TV point, telephone point and double door wardrobe.

Bathroom: with half tiling to the walls and fitted modern suite comprising bath with full height wall tiling above, mixer tap and shower attachment, vanity basin with cupboards under and WC suite. Towel rail, wall mirror, light and shaver point and extractor fan.

OUTSIDE

Allocated Residents and Visitor Parking Spaces

Secure Lockable Store: suitable for bicycles etc.,

Attractive Communal Grounds: with areas of lawn, shrub borders, tarmac driveway and pavior parking areas all of which are maintained the cost of which is covered by the maintenance charge.

Lease Details and Outgoings:

Lease: originally 125 years, approximately 112/113 years unexpired.

Ground Rent: £250.00 per annum

Maintenance: £664.17 per six months for the current calendar year.

Services: All Main Services Connected.

Council Tax Band: D

Council Tax Payable 2021/2022: £2,160.75

Energy Rating: B (Current 82, Potential 82)

Property Reference: BBR210085



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