

Draft Particulars

Beautifully Presented 2-Bedroom First Floor Maisonette

Tenure: Extended Leaseh approx 162 years remaining

Approx 91 sq meters (979 sq ft)

**150a Pinehurst Road,
West Moors, Ferndown. BH22 0AT**

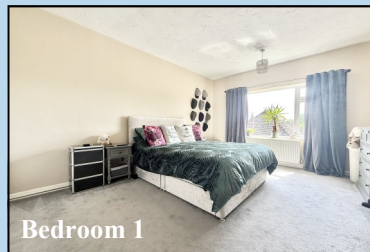
Price £220,000

- Spacious Hall
- Large Lounge
- Modern Kitchen/Diner
- 2-Double Bedrooms
- Bathroom & separate WC
- Gas Central Heating & PVCu Double-Glazing
- Allocated Parking for 1 Car
- Own Private Entrance
- Low Maintenance Charges
- Convenient to local amenities
- Pristine Condition!
- Viewing recommended!

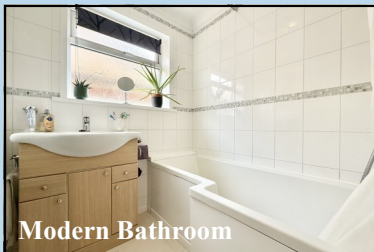
Beautifully presented 2-Bedroom first floor maisonette, occupying a convenient location close to local amenities & within easy reach of surrounding towns such as Ferndown, Ringwood & Wimborne. The property offers spacious, well-planned accommodation including a large lounge & modern Kitchen/Diner. The property benefits from an allocated parking space. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** A welcoming entrance to this well-planned maisonette. Laminate flooring.
- **Lounge:** A good-sized room with large window to front elevation.
- **Kitchen/Diner:** Modern fitted kitchen with a good range of floor and wall cupboards. Built-in oven, gas hob with cooker hood. Space for dishwasher & washing machine. Large cupboard & space for tall fridge/freezer.
- **Bedroom 1:** Large double bedroom with built-in wardrobe housing combination gas boiler. PVCu double-glazed window to rear aspect
- **Bedroom 2:** large double bedroom. PVCu double-glazed window to front aspect.
- **Bathroom:** Modern suite comprising panelled bath with shower over. Vanity wash basin. Tiled surround.
- **Separate WC.**
- **PVCu Double-Glazing & Gas Central Heating**
- **Council Tax Band 'B' Energy Rating 'C'**
- **Tenure:** Leasehold approx 172 years remaining.
- **No Ground Rent**
- **Buildings Insurance:** approx £289.38 per annum
- **Maintenance:** 'As & when' - shared

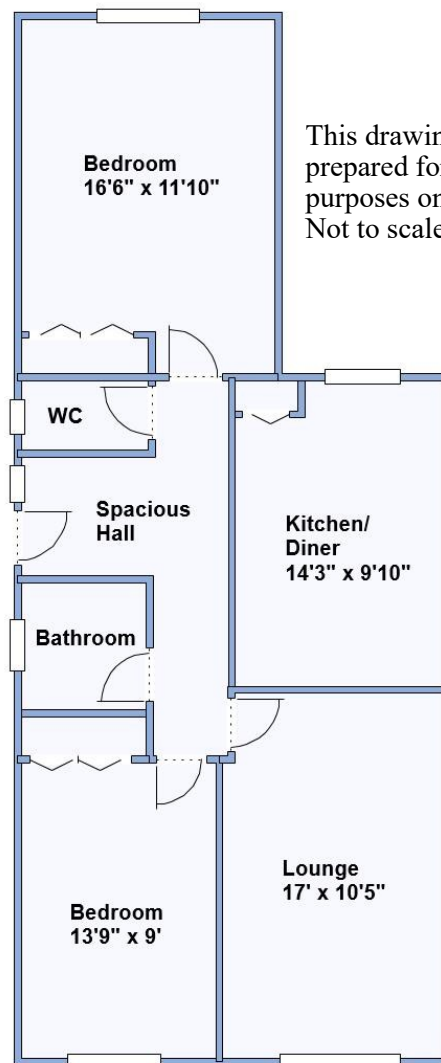


Bedroom 1



Modern Bathroom

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



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Kitchen/Diner



Lounge



Private Entrance



Spacious Hall