



Total area: approx. 56.9 sq. metres (612.2 sq. feet)



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**B&B**

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team

**Holly Court 135-139 Station Road  
West Moors, BH22 0HH**



**A Light & Well Appointed Top Floor Apartment in  
the Centre of the Popular Town of West Moors**

- Entrance Hall
- Lounge/Dining Room
- Kitchen with Appliances
- Two Double Bedrooms
- Bathroom/WC
- Allocated Parking
- Town Centre Location
- No Onward Chain
- Ideal First Time Buy or  
• For Investment

**Leasehold**

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**Consumer Protection from Unfair Trading Regulations 2008**

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For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/ukxi/2008/1277/contents/made>

**Directions** - Holly Court will be found in the centre of West Moors.

**The Property** - Comprises a **bright and well appointed Second Floor Apartment** in a particularly **Convenient Location** in the centre of the popular Town of West Moors. In our opinion the property is ideally suited to first time buyers or investment purchasers having been constructed in about **2003** by a reputable local Developer. **Features** include **Gas Fired Central Heating by Radiators (new Glow Worm Combination type boiler in 2023), UPVC Framed Double Glazing** and included in the sale are the **Fitted Carpets, Curtains and Window Blinds**. There is a good selection of shops and other amenities in West Moors and main road links provide access to other centres including FERNDOWN, WIMBORNE, BOURNEMOUTH and POOLE.

## **ACCOMMODATION GROUND FLOOR**

**Communal Hallway and Stairwell:** entered via a main entrance door with security door intercom.

## **SECOND FLOOR**

**Entrance Lobby:** with coat hooks.

**Entrance Hall:** with main entrance door intercom, shelved airing cupboard and deep built-in storage cupboard with light and power points. Hatchway to the large partially boarded loft space with power and light ideal for private storage space.

**Lounge/Dining Room:** **13'10 x 11'5 (minimum)** a light dual aspect room with TV aerial and telephone points and LED lighting at skirting level.

**Kitchen:** **8'8 x 6'3** with part tiling to the walls and fitted with units and coordinating worktops incorporating one and a half bowl sink unit. Beneath the worktops are a range of storage cupboards and drawers together with space and plumbing for washing machine and above are matching wall cupboards. **Integrated fridge/freezer, integrated gas hob with cooker hood over and electric oven under.** Wall cupboard housing the Glow Worm combination type gas fired boiler.

**Bedroom No 1:** **11'0 x 10'0**

**Bedroom No 2:** **12'6 x 8'9** with built-in double door wardrobe.

**Bathroom:** with full tiling to the walls and floor and fitted bath with mixer tap, shower attachment and splash screen. Washbasin, WC, heated towel rail, wall mirror and light/shaver point.

## **OUTSIDE**

**One Allocated Car Parking Space immediately adjoining the main entrance door**

**Lease Details:** 125 years from 10th May 2004.

**Ground Rent:** £250 per annum

**Service Charge:** **£788.51** per annum. The maintenance charge covers cleaning and lighting of the common parts and gardens, and grounds maintenance and the Buildings Insurance premium.

**Services:** All Main Services Connected.

**Energy Rating:** **C (Current 80, Potential 81)**

**Council Tax Band:** **B**

**Council Tax Payable 2024/2025:** **£1,898.64**

**Property Reference:** **BBR130312**