

**Fantastic 2-Bedroom Ground Floor Apartment with Private Access**

**Tenure: Share of Freehold**

**Approx 90 sq meters (968 sq ft)**

**Built circa 2009**

**1 Blue Cedars, Pinehurst Road,  
West Moors, Ferndown. Dorset. BH22 0FD**

**Price £275,000**

- Private Access into Wide Entrance Hall
- Spacious Lounge w/ access onto Patio Area
- Modern Fitted Kitchen/Diner
- 2-Double Bedrooms with fitted wardrobes
- Large En-Suite Bathroom
- Separate Shower Room
- Gas Under-Floor Central Heating
- Allocated Parking Bay close to Front Door
- Ample Visitors Parking
- Delightful Communal Gardens
- Near to Local Shops & Services
- EPC Rating 'tbc'



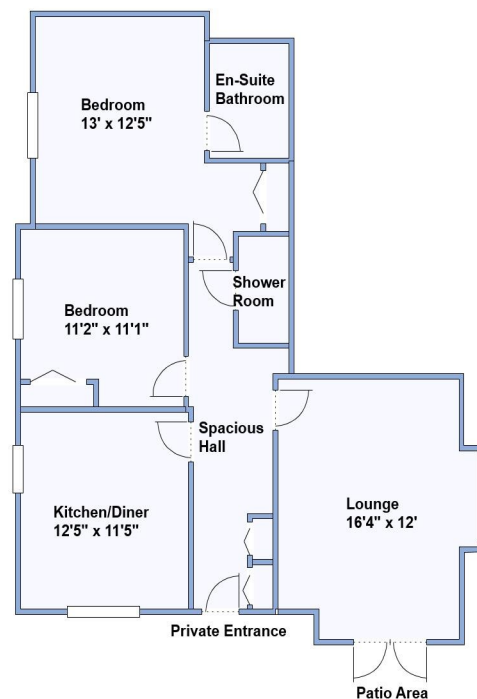
A spacious ground-floor, two-bedroom apartment situated within the sought-after 'Blue Cedars' development. The property enjoys private access, an allocated parking space close to the front door, and direct access from the living room onto the beautifully maintained communal gardens. Internally, the apartment offers well-planned and generously proportioned accommodation. The property also occupies a fantastic location, only a short stroll from the amenities of West Moors Village Centre, and close to protected Forest Walks. Viewing Highly Recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Two Cloaks cupboard. Space for storage units.
- **Lounge:** Spacious, light & airy room with double aspect windows and double doors leading onto a private patio. Large bay window. LED inset spot lights.
- **Kitchen/Diner:** Excellent range of high gloss cupboards with quality worktops. Built-in high-level double oven and induction hob with extractor hood over. Integrated fridge/freezer, dishwasher & washing/drying machine. Ceramic tiled flooring. Ample space for dining suite. Double aspect windows.
- **Bedroom 1:** Good sized double-bedroom. Large fitted wardrobes.
- **En-Suite:** Bath with mixer tap & thermostatic shower attachment over. Chrome heated towel rail. Vanity wash basin & W/C.
- **Bedroom 2:** Good sized double-bedroom. Built-in wardrobe.
- **Shower Room:** Large walk in shower cubicle. Vanity wash basin & W/C. Chrome heated towel rail.
- Gas fired under-floor central heating (system untested)
- PVCu Double-Glazing
- Delightful Communal Gardens
- Allocated Parking Bay & Visitors Parking
- Service Charge: Approx £2308 per annum: to include buildings insurance, lighting & cleaning of common areas, garden care & window cleaning.
- Council Tax Band 'D'
- Energy Rating 'C'
- Offered with No Onward Chain!



**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



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

