



HEARNES

WHERE SERVICE COUNTS

**Alexandria Court, Glenmoor Road
West Parley, Dorset, BH22 8PW**

LEASEHOLD PRICE

£173,000

“A generous sized ground floor garden apartment, offered with no chain”

This conveniently located and generous sized two bedroom, one bathroom, one en-suite cloakroom ground floor garden apartment has its own private patio and is offered with no onward chain.

McCarthy & Stone constructed Alexandria Court in 1993 as a retirement complex which is designed for residents over the age of 60.

Alexandria Court has a resident's lounge, laundry room, twin guest bedroom with en-suite facility, communal gardens, residents and visitors parking, refuse/recycling facility, House Manager and a 24 hour Carline response system.

The particular apartment comes to the market offered with no onward chain.

- **Two bedroom ground floor garden apartment with its own private patio, offered with no chain**
- Good sized **entrance hall** with two good sized useful storage cupboards and a generous sized walk-in airing cupboard
- Light and spacious dual aspect 18ft **Lounge/dining room** with a double glazed door leading out to a patio area and a picture window offering a pleasant outlook over the communal gardens
- **Patio area** which offers a good degree of seclusion, is of a generous size and has steps leading down to the communal gardens, whilst offering a pleasant spot to relax and appreciate the immaculately kept and well-stocked communal gardens
- **Kitchen** incorporating work surfaces, a good range of base and wall units, integrated oven, microwave, hob, washing machine, dishwasher, space for a fridge/freezer and attractive tiled splashbacks
- **Bedroom one** is a generous sized double bedroom with fitted wardrobes
- **En-suite cloakroom** finished in a white suite incorporating a WC, bidet, pedestal wash hand basin and fully tiled walls
- **Bedroom two** is also a double bedroom with fitted wardrobes
- **Shower room** refitted in a white suite incorporating a good sized walk in shower area, WC, pedestal wash hand basin and fully tiled walls
- All residents have the use of **beautifully kept communal gardens**
- Area designated for **visitors and residents parking**
- **Further benefits** include double glazing, electric heating and the property now comes to the market offered with **no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

Lease: 93 years remaining

Maintenance: Currently approximately £2,114.13 every 6 months

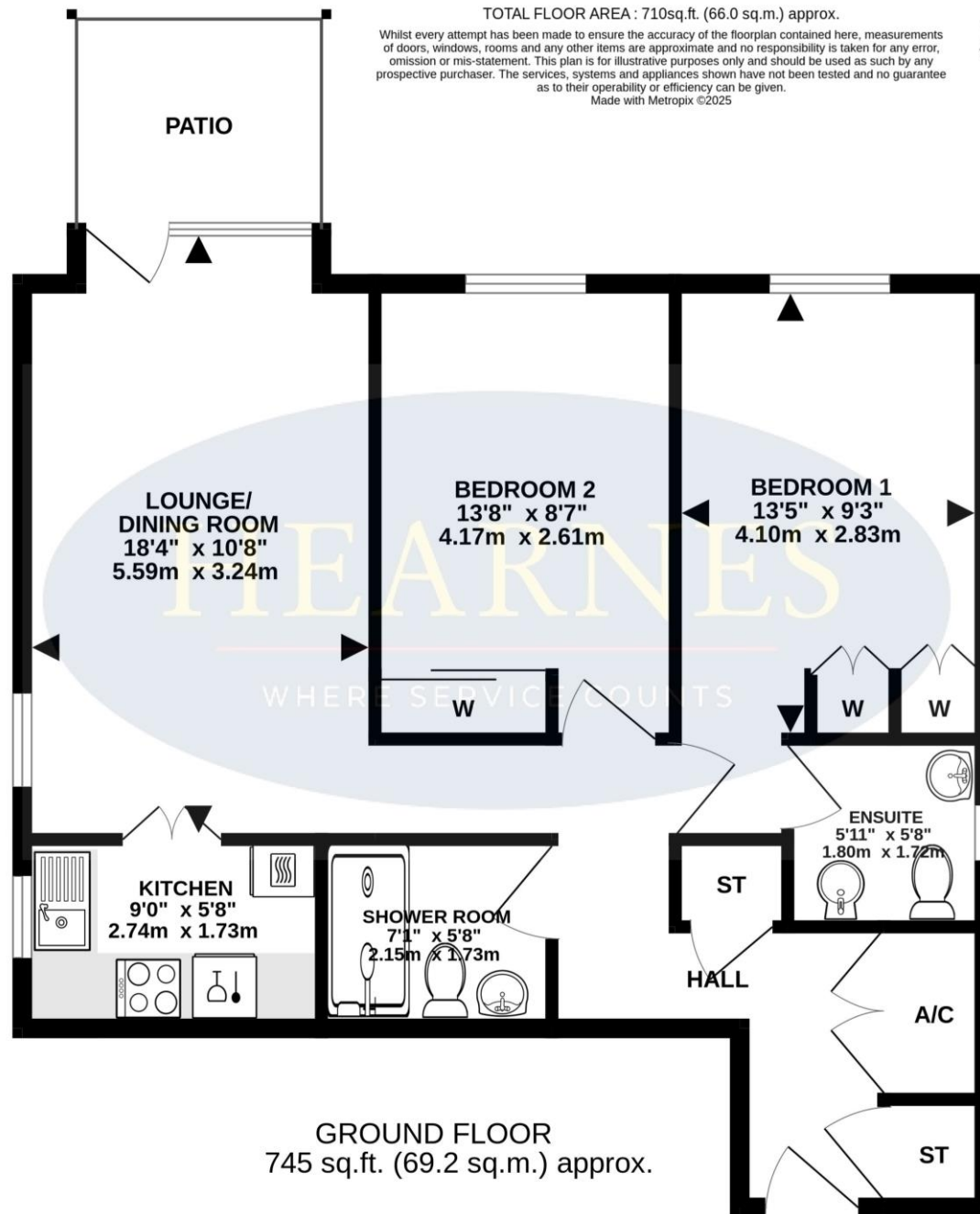
Ground Rent: Currently approximately £289.00 every 6 months

COUNCIL TAX BAND: E

EPC RATING: D



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

