



**Alexandria Court, Glenmoor Road  
Ferndown, Dorset BH22 8PW**

# LEASEHOLD PRICE

## £145,000

***“Ground floor apartment with private patio overlooking the well maintained communal grounds offered with no forward chain”***

This well presented, modernised one double bedroom ground floor garden apartment has direct access out onto its own private patio area. Alexandria Court is a development designed for residents over the age of 60 years and is conveniently located for all local amenities.

- **One double bedroom ground floor garden apartment**
- Spacious **entrance hall** with airing cupboard
- 14ft x 13ft L-shaped **lounge/dining room**
- **Lounge area** has living flame coal effect electric fire and door leading out to the patio area
- **Dining area** has ample space for dining table and chairs and window overlooking the communal gardens
- **Patio area** faces an easterly aspect and enjoys a pleasant outlook over the adjoining and beautifully kept communal gardens
- Refitted modern **kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, recess for slimline dishwasher, recess for fridge and freezer
- **Double bedroom** with fitted wardrobes and mirrored doors
- **Shower room** refitted in a stylish white suite to incorporate a good sized walk-in shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- There is **electric night storage heating** and upgraded and there is also an **entry phone intercom system**

Alexandria Court has an onsite manager for periods when the house manager is off duty there is a 24 hour Careline response system which can be contacted from various points within the property in case of emergency. All residents must be over the age of 60 years of age for the first person over 55 years of age for a second person. There are excellent communal facilities to include residents lounge and pre-bookable guest suite. There are landscaped and beautifully kept communal gardens as well as an area designated to visitors and residents parking.

The property is located approximately 600 yards from the amenities on Glenmoor Road and is conveniently located to the local bus stop.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away.

**LEASE: 125 from 1993**

**125 Years from 1993**

**MAINTENANCE:**

**£2,623.76 pa**

**GROUND RENT:**

**£256 Every 6 months**

**COUNCIL TAX BAND: C**

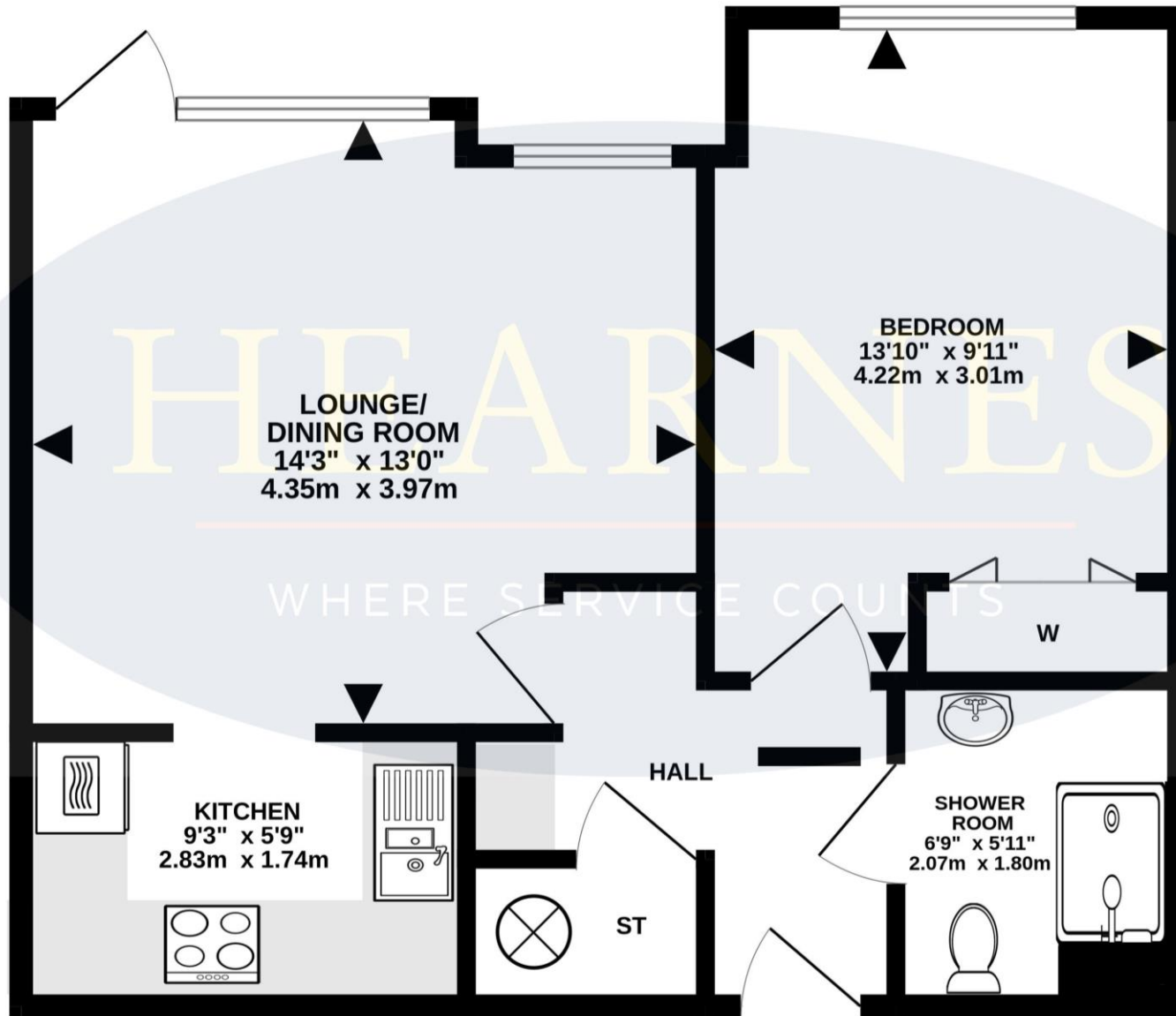
**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 473sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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