



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

LEASEHOLD PRICE

£200,000

“A well presented two double bedroom second floor retirement apartment with a garage”

A well presented two double bedroom, two shower room second floor retirement apartment with a single garage. The property is situated in a sought after development designed for residents over the age of 60 years and conveniently located for all the local facilities.

- **Two double bedroom second floor retirement apartment with a single garage**
- Spacious **entrance hall** with three storage cupboards
- Dual aspect **lounge** with double doors leading through into the kitchen
- **Kitchen** incorporating base and wall units, worksurfaces with an inset sink unit, integrated hob with extractor hood above, Bosch oven, space for fridge and washing machine
- **Bedroom one** is a double bedroom with a double glazed window
- **En-suite shower room** fitted in a stylish white suite incorporating a corner shower cubicle, WC and wash hand basin
- **Bedroom two** is also a double bedroom with a double glazed window
- **Shower room** fitted with a stylish white suite incorporating a good sized shower cubicle, wash hand basin with vanity storage beneath and WC
- The property is conveyed with a single garage which is located in a nearby block
- **Further benefits** include double glazing and an entry phone intercom system

Alexandria Court was constructed by McCarthy & Stone Developments Ltd and has an onsite House Manager. For periods when the House Manager is off there is a 24 hour Careline response system and Careline can be contacted from various points with the property in case of an emergency. All residents must be over 60 years of age for the first person and 55 years of age for the second.

There is a communal residents lounge, laundry room and pre-bookable guest suite facility. Outside the property there are beautifully kept landscaped communal gardens and a designated visitors parking area.

The property is located approximately 600 yards away from local amenities on Glenmoor Road and has access to the regular bus routes into Ferndown's town centre which is approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Maintenance Charges: £1,967.81 every six months & £42.86 every 6 months for the garage

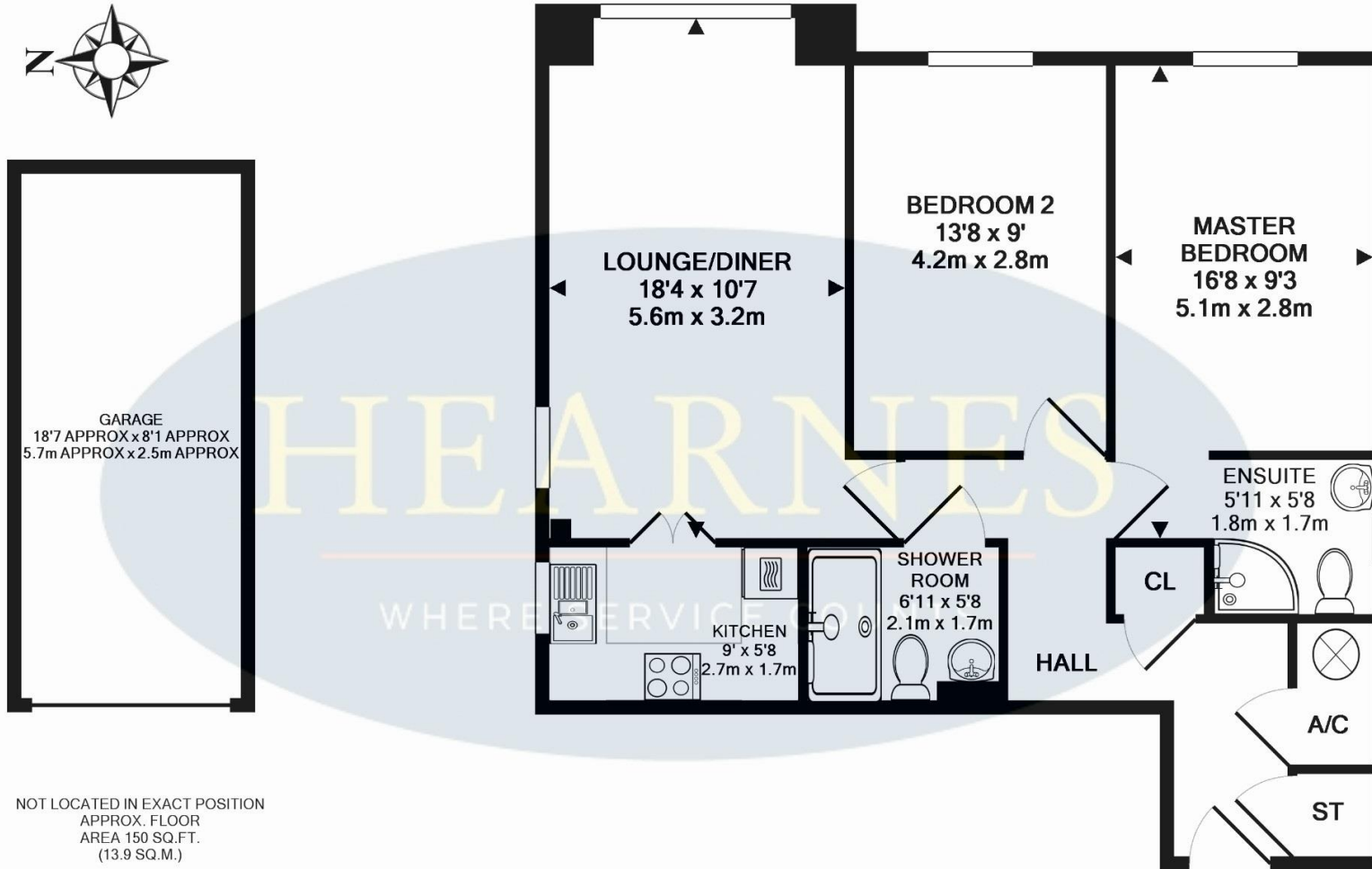
Ground Rent : £288.94 every six months & £2.50 every six months for the garage

COUNCIL TAXBAND: E

EPC RATING: C

AGENTS NOTE: 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.





NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 150 SQ.FT.
(13.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)

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



Allocated garage