



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD

GUIDE PRICE £170,000

One of the few apartments in Alexandria Court to offer a private patio and separate dining area, the flat provides larger than average accommodation which includes two bedrooms, both with fitted wardrobes and en-suite to the main bedroom and a separate bathroom together with a spacious lounge/dining area, fitted kitchen, and a private patio.

Other benefits include modern electric heaters, security entry phone and emergency pull cords, hallway storage cupboards and double glazing.

- **Entrance hall** – Security entry phone and door to cupboard
- **Lounge/dining area** – Spacious arrangement with unique dining space and double glazed door to the patio, which overlooks the communal gardens facing west.
- **Kitchen** – Range of base and wall mounted units with work tops, integrated oven, sink unit, plumbing for washing machine, electric hob with extractor over and double glazed window
- **Bedroom 1** – Large double room with window and range of fitted wardrobes and furniture, door to en-suite
- **En-suite** – Comprising shower cubicle, WC, wash hand basin and fully tiled walls
- **Bedroom 2** – Fitted wardrobes
- **Bathroom** – Comprising panelled bath, WC, wash hand basin, tiled walls, and towel rail radiator
- **Private patio** – Section of paved patio overlooking communal gardens

Alexandria Court was constructed by McCarthy & Stone Developments and has an on-site house manager. For when the house manager is off duty there is a 24 hour careline response system and the careline can be contacted from various points within the property in case of emergency. All residents must be over 60 years of age for the first person with 55 years of age for the second.

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

The property is located approximately 400 metres from the local amenities on Glenmoor Road and there is access to the regular bus routes into Ferndown's town centre.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

LEASEHOLD:	93 Years remaining
MAINTENANCE:	£4,228.26 Per annum
GROUND RENT:	£577.88 Per annum

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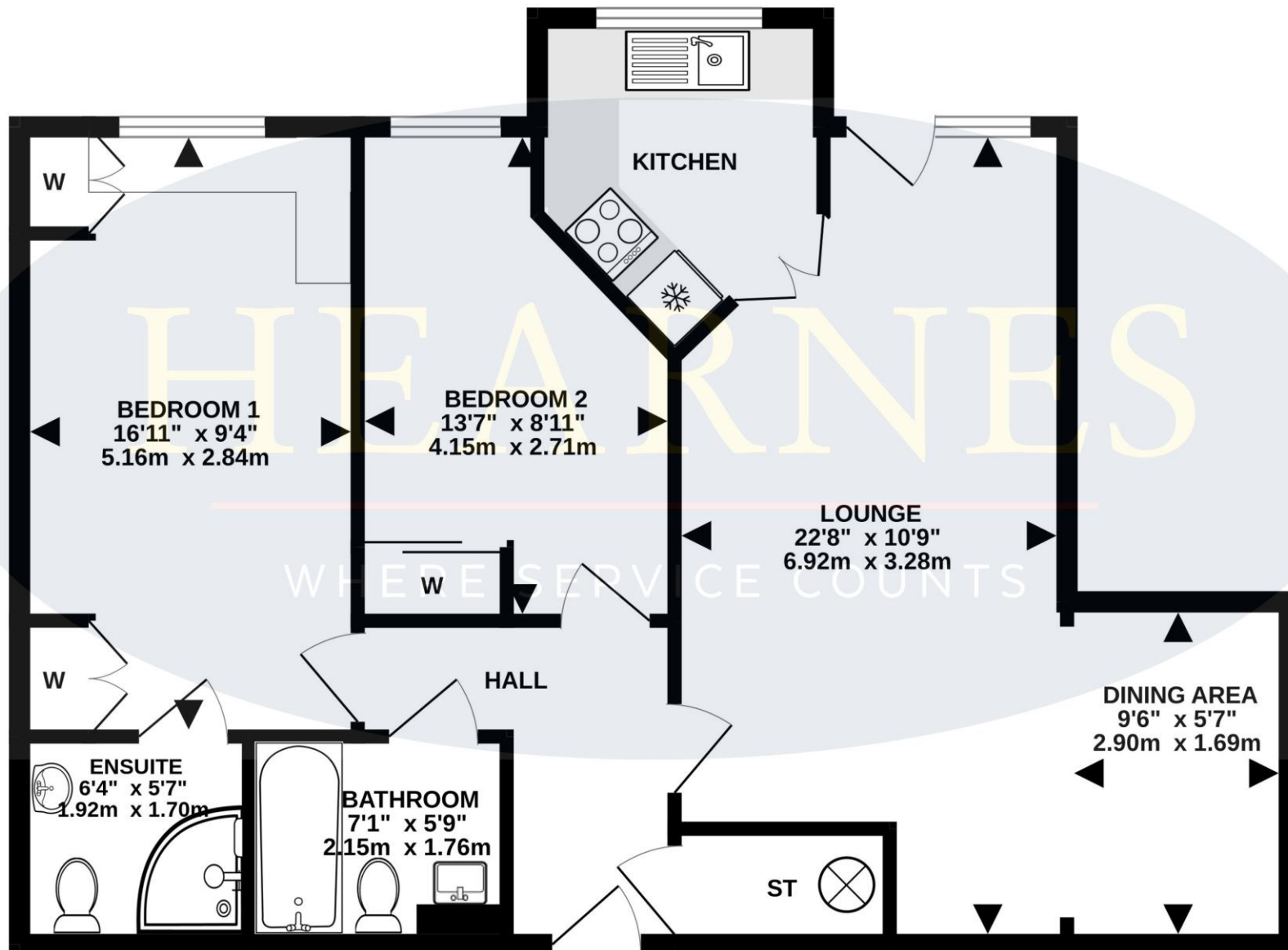
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“One of the largest flats in this sought after block, providing 2 bedrooms, en-suite and bathroom, living room and dining area and private patio”



TOTAL FLOOR AREA : 730sq.ft. (67.8 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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