



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



# LEASEHOLD PRICE

## £133,000

***“A well presented first floor retirement apartment with large double bedroom overlooking communal gardens”***

A well-presented one double bedroom, first floor retirement apartment. The property is situated in a sought-after development designed for residents over the age of 55 years and conveniently located for all the local facilities.

- **One double bedroom second floor retirement apartment with modern kitchen and bathroom**
- Spacious **entrance hall** with storage cupboard
- **Cloakroom** comprising WC and vanity wash hand basin
- **18'9" x 18'1" L-shaped lounge/dining room** with double French doors leading through into the kitchen
- **Dining area** has ample space for dining table and chairs
- Modern fitted **Kitchen** incorporating gloss base and wall units, worksurfaces with an inset sink unit, integrated halogen hob with extractor hood above, Zanussi oven, integrated fridge & freezer and washing machine
- **15'7" x 14'10" L-shaped bedroom** is a generous size 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
- **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 55 years of age.

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.

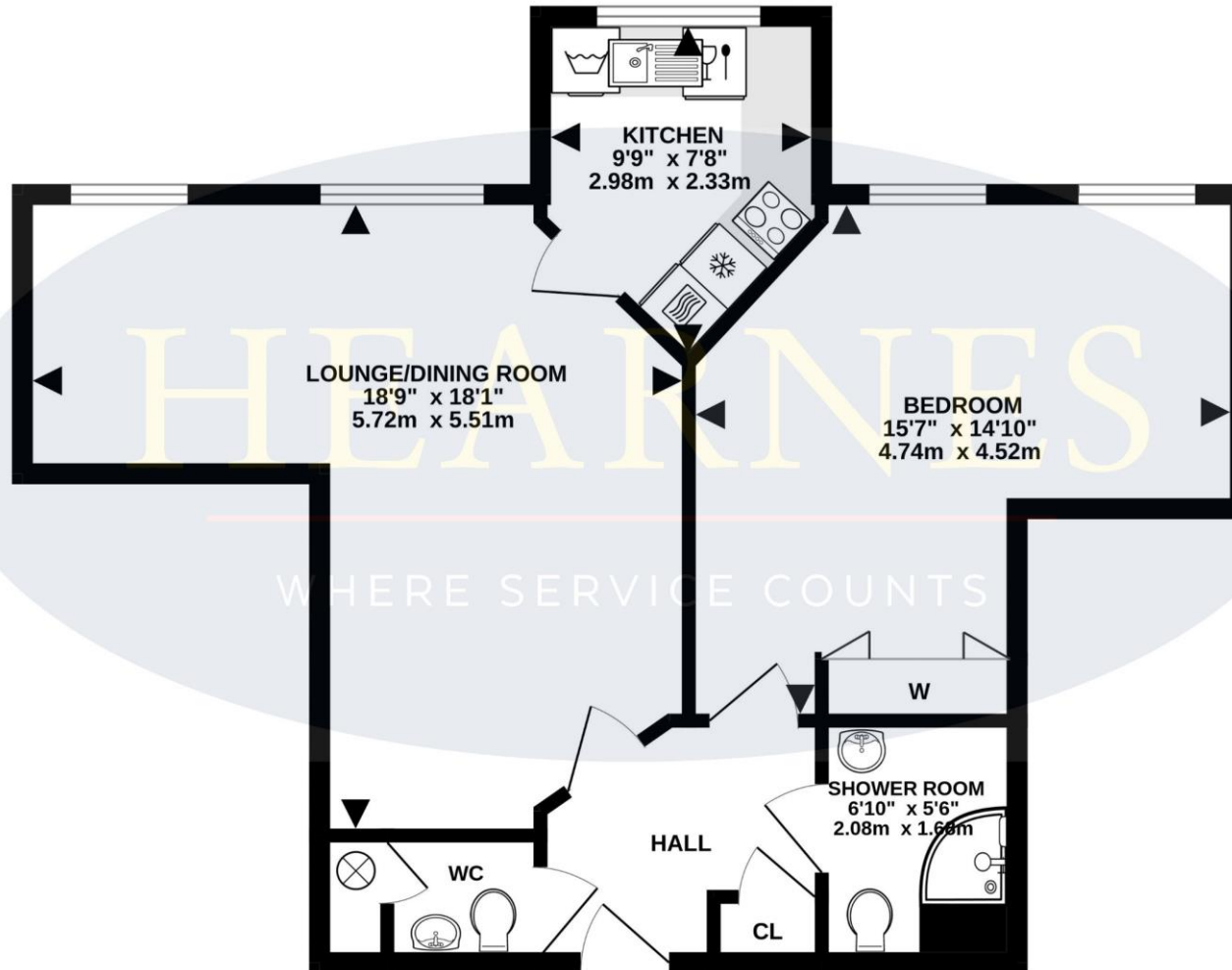
<b>LEASE:</b>	<b>95 Years remaining</b>
<b>MAINTENANCE:</b>	<b>Approx. £1,967.81 every 6 months</b>
<b>GROUND RENT:</b>	<b>Approx. £288.94 every 6 months</b>
<b>COUNCIL TAXBAND: C</b>	<b>EPC RATING: C</b>

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 : 584 sq.ft. (54.2 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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