



Gorselands Court
Ferndown, Dorset, BH22 8QF

LEASEHOLD (Share of Freehold)

GUIDE PRICE £290,000 - £300,000

“Bright and spacious first floor flat with potential to modernise in a small, intimate, purpose built block overlooking well maintained communal gardens offered with no forward chain”

This first floor purpose built apartment provides the perfect opportunity to personalise with the benefit of a large southerly aspect balcony and private garage.

Gorselands Court is set within well maintained communal grounds shielded from the road by mature hedging in a prime location only 1 mile from Ferndown shops and amenities and close to a parage of shop, nearby walks into Parley Common, regular bus routes and commutable access of Hurn Airport, Bournemouth and the A31, ideal, perhaps, as a holiday home.

The accommodation comprises two double bedrooms, en-suite and main shower room, spacious lounge and dining space, access to balcony from the lounge to main bedroom and a dated but functional kitchen/breakfast room. Other benefits include security entryphone access, three year old gas boiler, spacious hallway and private single garage together with an extended lease and Share of Freehold.

- **Entrance hall with storage cupboard**
- **Kitchen** comprising a range of wall and floor mounted units with ample worktops and a 1 ½ bowl sink unit with double glazed window above, integrated oven and inset four ring electric hob, space and plumbing for washing machine and dryer, tiled flooring and space for small dining table
- **Dining area** with archway to the living room
- **Living room** with double glazed window to the rear aspect
- **Bedroom one** with double glazed window to the rear aspect, door to balcony, fitted wardrobes with sliding mirror doors
- **En-suite bathroom** fitted in the original suite comprising panelled bath, low level WC, pedestal wash hand basin and tiled walls
- **Bedroom two** with double glazed window to the rear aspect
- **Shower room** comprising shower cubicle, wash hand basin with vanity unit, low level WC, tiled walls

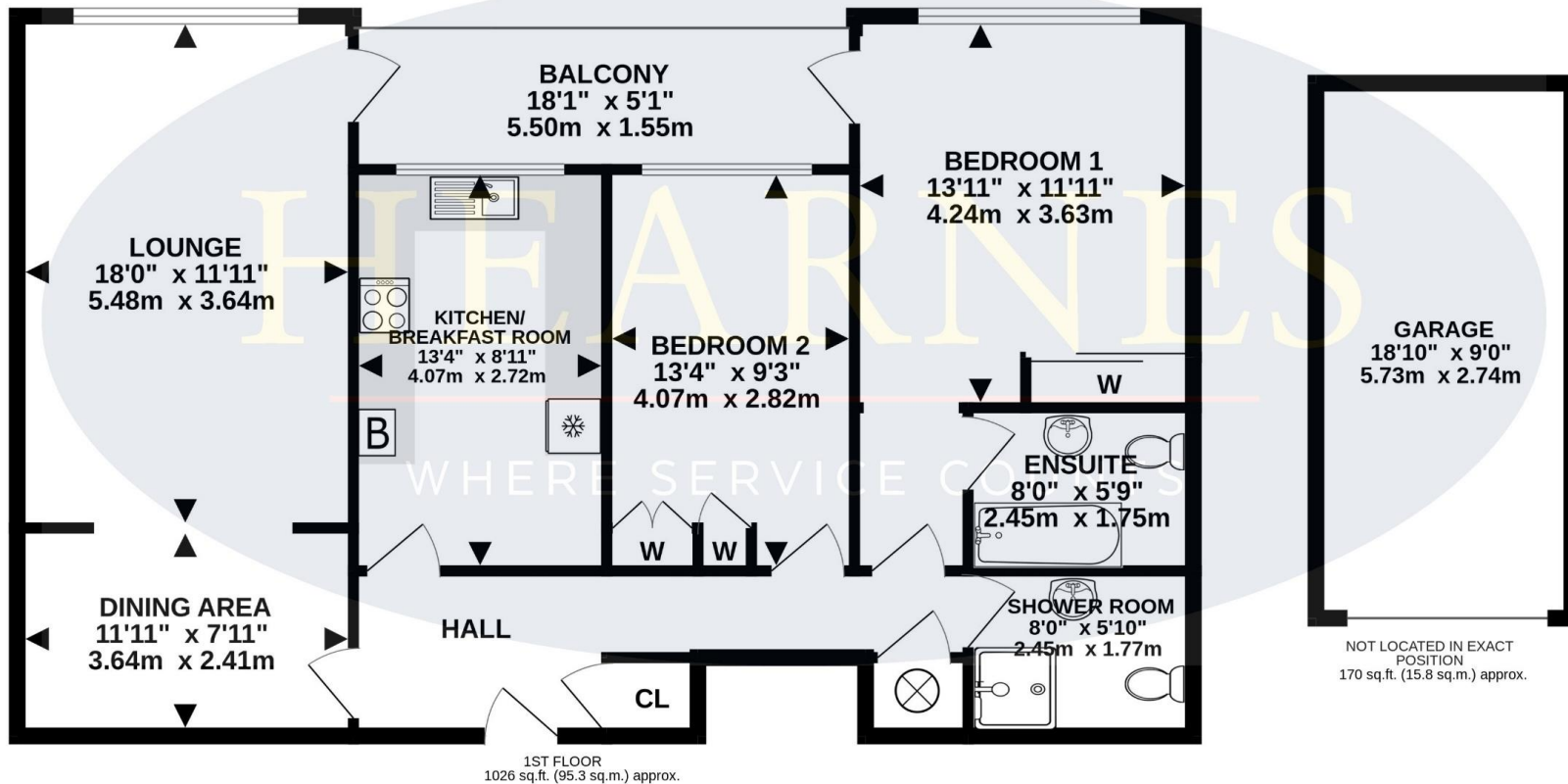
LEASEHOLD (Share of Freehold:) 999 Years
MAINTENANCE: £2,500 Per annum
GROUND RENT: None
COUNCIL TAX BAND: E **EPC RATING: D**

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.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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