



HEARNES

WHERE SERVICE COUNTS

Alexandria Court, Glenmoor Road
West Parley, Dorset BH22 8PW

LEASEHOLD

GUIDE PRICE £160,000

An immaculately presented and modernised two double bedroom second floor retirement apartment with a single garage situated in a sought-after development, suitable for residents over the age of 60 and conveniently located for all amenities.

The light and spacious apartment has a good size entrance hall with two large and useful storage cupboards. This leads into the 18ft dual aspect lounge which enjoys an electric fireplace with a marble surround. Double doors lead into a modernised kitchen with ample work surfaces and a good range of integrated appliances to include an induction hob with extractor hood, a Bosch microwave, Bosch oven, fridge and freezer.

The master bedroom has an excellent range of contemporary integrated wardrobes with a dressing table overlooking the front communal grounds. Bedroom two is a superb sized double bedroom which is currently used as a dining room and study. Both bedrooms are served by the main bathroom which is fully tiled, incorporates a bath with an overhead shower, wash hand basin and WC.

The property is conveyed with a single garage measuring approximately 18ft 7in x 8ft with light, power and a metal up and over door.

Outside the property there are beautifully kept, landscaped communal gardens with the use of a greenhouse 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. The town centre offers an excellent range of shopping, leisure and recreational facilities as well as a championship golf course on Golf Links Road.

For periods when the House Manager is off duty, there is a 24hr Careline response system and the Careline can be contacted from various points within 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.

Further benefits include double glazed tilt and turn windows, electric night storage heating and an entry phone intercoms system. Alexandria Court was constructed by McCarthy & Stone Developments Ltd and has a full time onsite House Manager.

Agents Note: Under the Estate Agents Act 1979 the vendor of the property is related to a member of staff at Hearn Estate Agents

Lease : 125 years from 1 August 1993

Maintenance Charge : TBC. Maintenance charges include window cleaning, buildings insurance, use of the laundry facilities, all communal cleaning and maintenance (can be paid monthly)

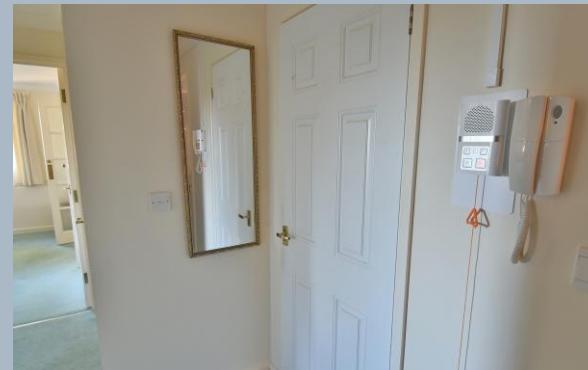
Ground Rent : TBC

Garage ground rent : TBC

COUNCIL TAX BAND: D

EPC RATING: C

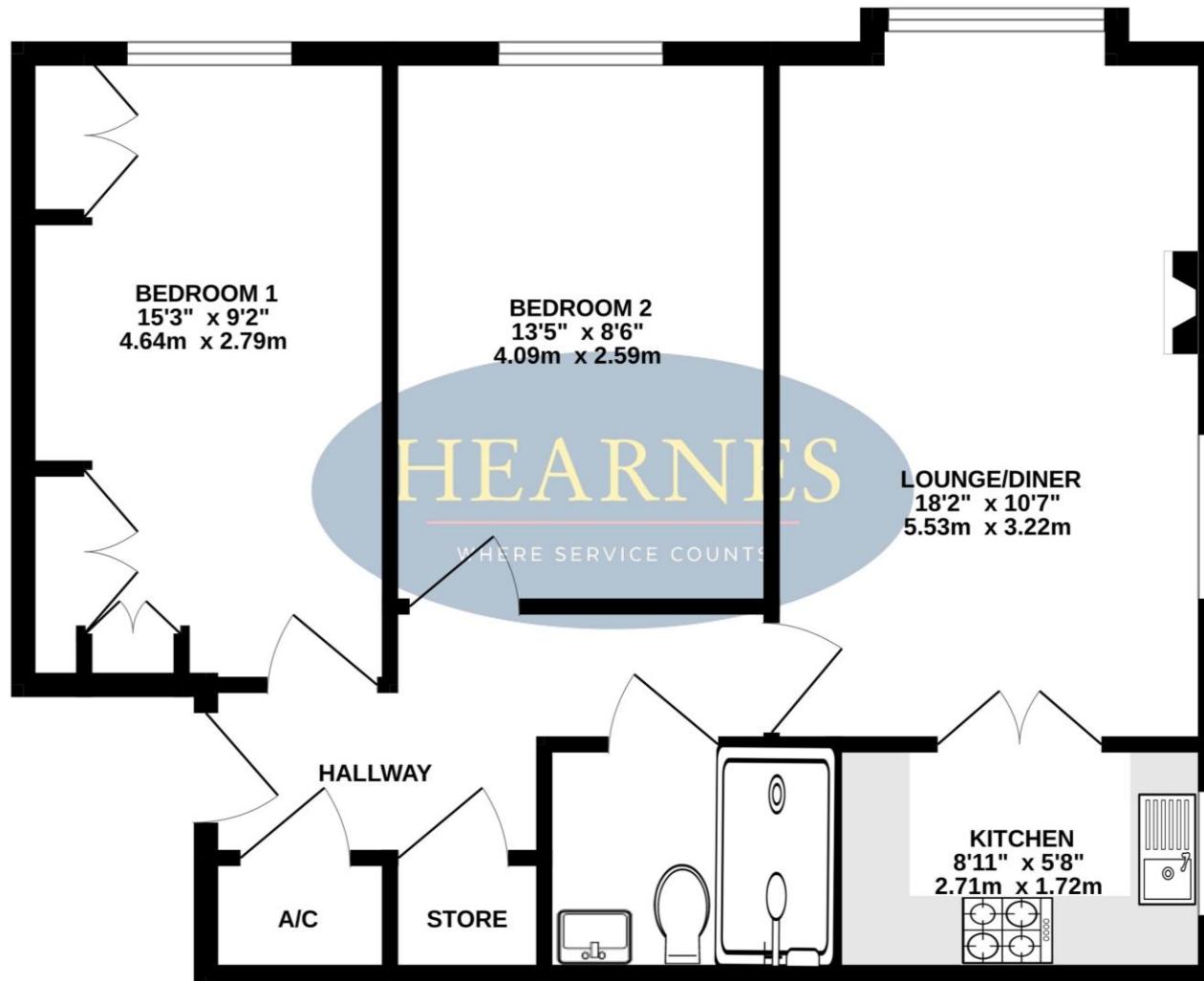
“Two bedroom second floor apartment with garage and offered with no onward chain”



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TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal residents lounge