



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

LEASEHOLD PRICE

£128,000

“A superbly positioned ground floor garden retirement apartment with a single garage”

This well presented and conveniently located one double bedroom ground floor garden retirement apartment has a shower room, a separate cloakroom and direct access out onto a southerly facing patio area.

This particular apartment has the unusual and added benefit of a single garage located in a nearby block. The property also comes to the market with no onward chain.

Alexandria Court is a sought after retirement development suitable for residents over the age of 60 years. Alexandria Court was constructed by McCarthy & Stone developments.

- **One double bedroom ground floor garden apartment with a single garage and no chain**
- **Entrance hall** with meter/storage cupboard
- **Cloakroom** with a WC, wash hand basin and an airing cupboard
- 18' Light and spacious **lounge/dining room** with ample space for a dining table and chairs and a double glazed door leading out onto the patio area and double doors leading through into the kitchen
- **Patio area** faces a southerly aspect and enjoys a pleasant outlook over the communal gardens
- The **kitchen** has been re-fitted and incorporates ample rolltop work surfaces with a good range of base and wall units, integrated double oven, recently re-fitted hob, extractor, fridge freezer, washer drier and double glazed window overlooking the communal gardens
- **Bedroom one** is a generous sized double bedroom benefiting from an excellent range of fitted bedroom furniture to include wardrobes, drawers, bedside cabinets and cupboards over the bed recess
- Spacious **shower room** incorporating a good sized shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- The property is also conveyed with a **garage** located in a nearby block which has a metal up and over door, light and power
- Outside the property there are beautifully kept **communal gardens**
- There is an area of designated for **residents and visitors parking**
- **Further benefits** include double glazing, recently replaced night storage heating and entry phone system. The property also comes to the market offered with no onward chain.

For a period when the House Manager is off duty there is a 24 hour careline response system. The careline can be contacted at various points within the property in case of an emergency. All residents must be over the age of 60 years for the first person and 55 years for the second.

There is an excellent range of communal facilities to include residents lounge and pre-bookable guest suite facility.

Alexandria Court is conveniently located 600 yards from the local amenities and Doctors Surgery on Glenmoor Road. The town centre offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

Lease: 125 years from 1 August 1993
Maintenance Charge: £1,128.72 (approx.) every 6 months plus £38.40 every 6 months for the garage
Ground Rent: £256.31 every 6 months plus £2.50 every 6 months for the garage

COUNCIL TAX BAND: C

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.



Communal entrance hall

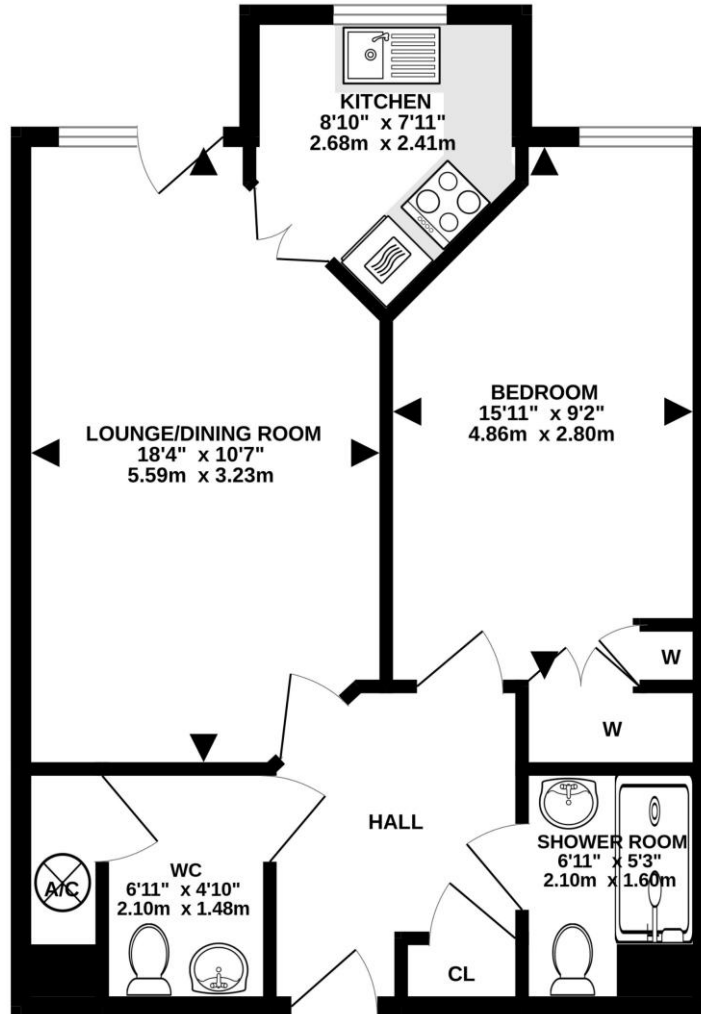


Garage located in a block nearby



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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