

Gorselands Court

Glenmoor Road, Ferndown, Dorset BH22 8QF



HEARNES

WHERE SERVICE COUNTS



“Beautifully presented ground floor apartment with three double bedrooms, stylish bathrooms and two single garages”

FREEHOLD PRICE £378,000

A simply stunning well proportioned apartment located in the most private section of this intimate block finished to a very high standard throughout, offered with no chain and Share of the Freehold. Gorselands Court is set within well maintained communal grounds shielded from the road by mature hedging in a prime location 1 mile from Ferndown’s shops and amenities, on regular bus routes, close to a parade of local shops, nearby walks into Parley Common and commutable access of Hurn Airport, Bournemouth and the A31.

The accommodation offers over 1,300 sq ft of living space briefly comprising three double bedrooms served by a stylish modern en-suite and bathrooms, extensively fitted bespoke kitchen/breakfast room, dual aspect living room and dining room, separate utility room, private sun terrace and two single garages.

- **Communal hallway** with security entry phone and inner lobby with private storage cupboard
- **Entrance hall** with numerous storage/cloak cupboards and door to utility room
- **Utility room** with space & plumbing for washing machine, dryer and sink unit
- **21ft Dual aspect living room** with double glazed sliding doors to a private southerly aspect patio overlooking the communal gardens, feature electric fire, archway to the dining area
- **Dining area** with hatch to kitchen and internal glazed window producing natural light
- **Bespoke fitted kitchen** comprising white gloss base and wall mounted units adjoining granite worktops continuing to a breakfast bar/seating area, integrated dishwasher, fridge/freezer, electric oven and grill and inset induction hob, Franke stainless steel sink unit and waste disposal unit, Britta water filter
- **Integral hallway** with additional large storage cupboard
- **Bedroom one** with range of fitted wardrobes and additional modern electric heater
- **En-suite shower room** fitted in a stylish contemporary white suite with fully tiled walls and flooring, dual length walk-in shower cubicle and double glazed window
- **Bedroom two** with double glazed window, modern electric heater, fitted sliding door wardrobes
- **Bedroom three** currently set up as an office with comprehensive range of bespoke fitted office furniture and dual desks
- **Family bathroom** fitted in a stylish contemporary white suite with fully tiled walls and flooring, panelled bath with shower attachment and glazed screen
- **Other benefits include;** gas central heating and additional modern slimline electric heaters, neutral tones of décor, storage cupboard in the communal hall

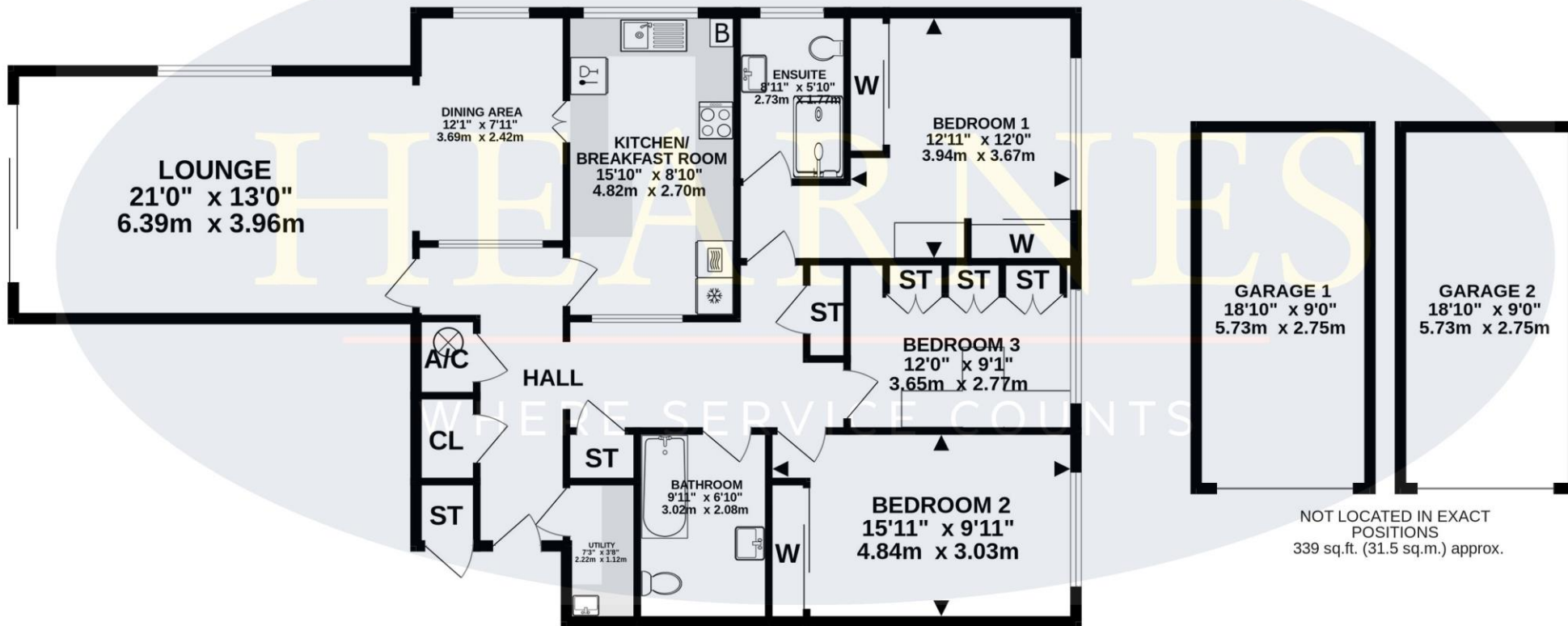




TOTAL FLOOR AREA : 1661 sq.ft. (154.3 sq.m.) approx.

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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GROUND FLOOR
1321 sq.ft. (122.8 sq.m.) approx.

NOT LOCATED IN EXACT
POSITIONS
339 sq.ft. (31.5 sq.m.) approx.





Outside

- The apartment is conveyed with **two single garages** both with up and over doors
- There is a southerly aspect **private patio** overlooking the communal grounds into a partially raised border offering a particularly private outlook
- Well kept **communal grounds**

LEASE:	SHARE OF FREEHOLD
MAINTENANCE:	£2,295 per annum
GROUND RENT:	none
EPC:	C
COUNCIL TAX BAND:	E

The property is conveniently located approximately 400 metres from a small selection of amenities on Glenmoor Road and within close proximity to the local bus stop. Ferndown offers an excellent range of shopping, leisure and recreation facilities. Ferndown's town centre is located less than 1 mile away.



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