



GLENMOOR
HOUSE



**Glenmoor House, 3 Glenmoor Road
West Parley, Dorset, BH22 8PP**

LEASEHOLD PRICE

£225,000

“A generous size first floor apartment with parking and no chain”

This conveniently located and well proportioned two double bedroom, one bathroom, one shower room first floor apartment has allocated parking and no onward chain.

This generous sized apartment has undergone a number of recent improvements and now comes to the market offered with no onward chain.

- **Two bedroomed first floor apartment with no chain**
- **Communal entrance hall** with stairs rising to a first floor communal landing
- **Generous size entrance hall** with alarm panel, entryphone intercom system, airing cupboard and storage cupboard
- **17ft x 16ft Lounge/dining room** with feature fireplace
- **13ft Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units with underlighting, integrated oven, grill, hob and extractor, washing machine, cupboard housing wall mounted gas fired boiler, recess for fridge/freezer, attractive tiled splashbacks, space for table and chairs
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes, spacious en-suite shower room incorporating a good size corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom two** is a double bedroom
- **Family bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- The property is conveyed with **one allocated parking space with an area designated for visitors parking**
- **Further benefits include;** double glazing, a gas fired heating system, security alarm entryphone intercom system and no chain

There is a small selection of amenities on Glenmoor Road approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

LEASE: 125 from 1.1.2004

MAINTENANCE: Currently £875 per annum

GROUND RENT: Currently £175 per annum

COUNCIL TAX BAND: D

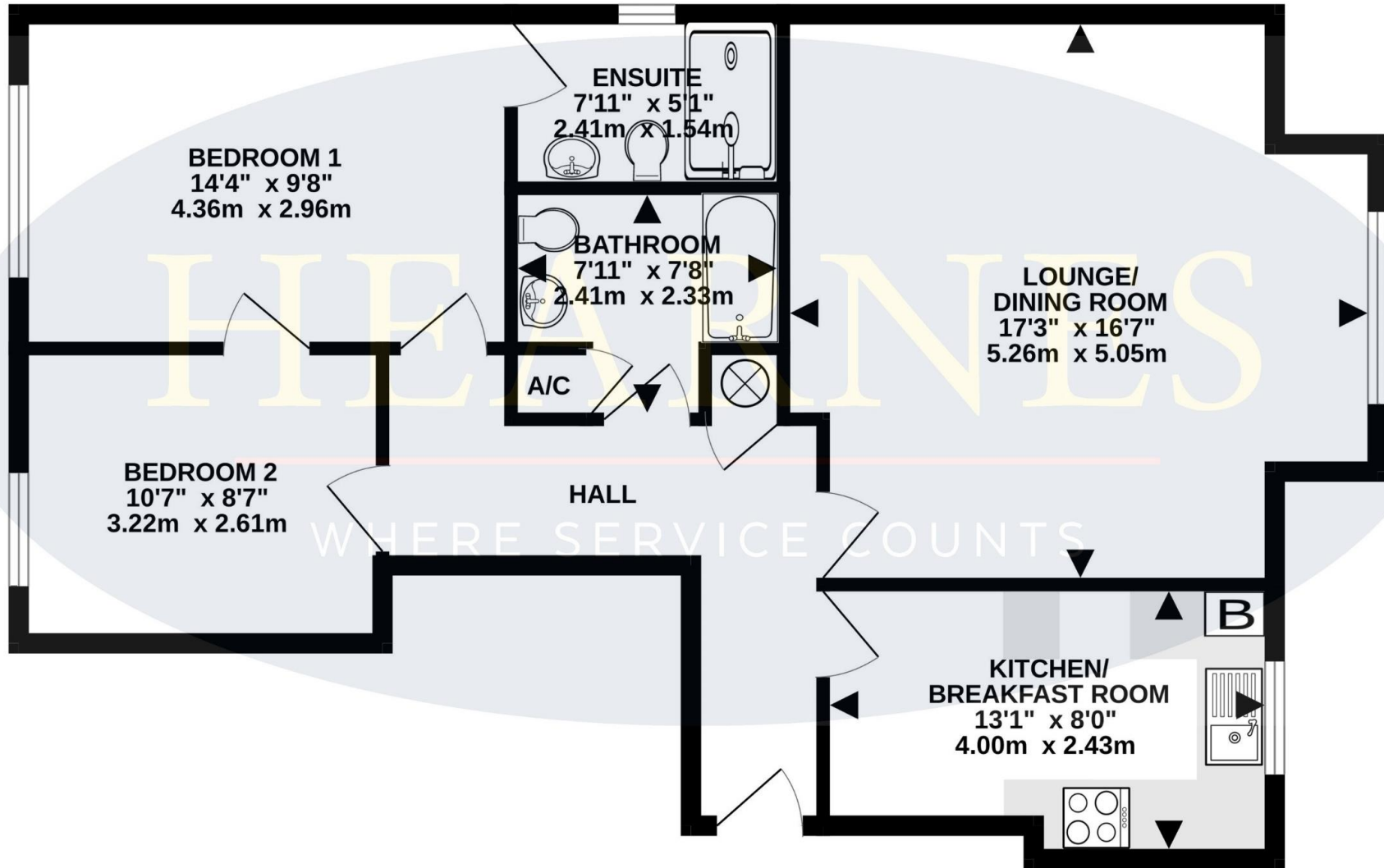
EPC RATING: C

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 : 771 sq.ft. (71.6 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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