



**HEARNES**

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**Flat Gorselands Court, Glenmoor Road  
Ferndown, Dorset, BH22 8QF**

# LEASEHOLD (Share of Freehold)

## GUIDE PRICE £300,000

***“A 1,400 sq ft apartment with a share of the freehold, single garage and no chain”***

This conveniently located and generous sized three bedroom, two bathroom, two reception room first floor apartment has a southerly facing balcony, single garage and a share of the freehold.

This light and spacious 1,400 sq ft apartment has had a refitted family bathroom/shower room, the added benefit of a southerly facing balcony and a utility cupboard accessed from the spacious entrance hall. The property is conveyed with a single garage located in a nearby block, is sold with a share of the freehold and comes to the market offered with no onward chain.

- **1,400 sq ft three double bedroom first floor apartment with a share of the freehold and single garage**
- Spacious **entrance hall** with large coat cupboard, linen cupboard and two additional useful storage cupboards
- **Utility cupboard** with space and plumbing for a washing machine and space for a fridge/freezer
- **15ft kitchen/breakfast room** with roll top work surfaces, a good range of base and wall units, space for a breakfast table and chairs, integrated dishwasher, integrated oven, grill, hob and extractor, microwave, fridge and freezer, wall-mounted gas-fired boiler and a serving hatch through to the dining room
- **21ft Dual aspect lounge** with an archway through to the dining room and sliding patio doors out to a balcony
- **14ft Southerly facing private balcony** enclosed by a glass balustrade
- **Dining area** with a serving hatch through to the kitchen/breakfast room
- **Bedroom one** is a generous sized double bedroom, benefitting from fitted wardrobes
- **En-suite bathroom** incorporating a panelled bath with mixer taps and shower over, WC with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- **Bedroom two** is also a large double bedroom
- **Bedroom three** is a large single bedroom with fitted wardrobes
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath, separate corner shower cubicle, WC, wash hand basin with vanity storage beneath and fully tiled walls
- **Single garage** located in a nearby block
- All residents have the use of the **communal gardens**
- Area designated for **visitors and residents parking**
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market offered with **no forward chain**

There is a small selection of amenities on Glenmoor Road, approximately 450 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately less than 1 mile away.

**Lease:** 999 years from 1975

**Maintenance:** Currently £1,147.35 every 6 months

**GROUND RENT:** None

**COUNCIL TAX BAND:** E

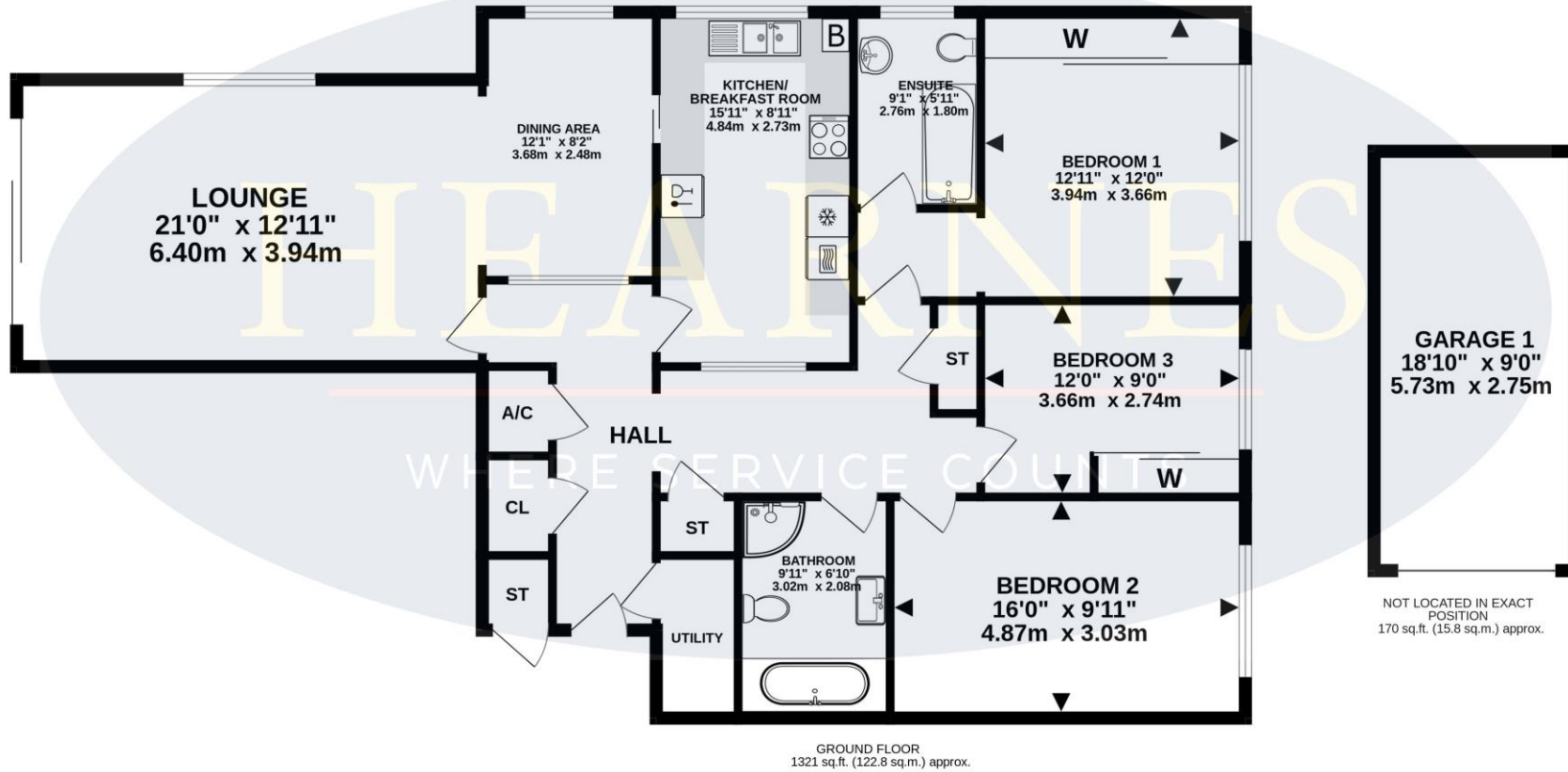
**EPC RATING:** D



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TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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