



**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD PRICE

## £110,000

**“Well presented & modernised second floor apartment with lift, situated in a convenient location offered with no onward chain”**

This well presented and modernised one double bedroom second floor retirement apartment has a lift and is ideally located less than 600 yards away from local amenities on Glenmoor Road together with the local bus stop. Alexandria Court is a modern development designed for residents over the age of 60 years and benefits from the use of manicured landscaped communal grounds.

- **One double bedroom second floor retirement apartment with lift**
- Spacious **entrance hall** housing useful airing/storage cupboard
- 20ft **Lounge/dining room** with ample space for a dining table and chairs with pleasant views over the communal grounds
- Modern fitted **kitchen** comprising a good range of base and wall mounted units with work surfaces over. Integrated appliances include an eye level oven, electric hob with extractor over and recess and plumbing for washing machine with further space for fridge. There is also a sink unit with window overlooking the communal grounds
- **Double bedroom** with views over the communal grounds and fitted wardrobes with mirror fronted sliding doors
- Contemporary **shower room** comprising a large walk in shower cubicle, fully tiled walls, wash basin with vanity storage, wall mounted mirror and WC

**Further benefits include** Electric night storage heating, double glazing, secure entry phone intercom system.

Alexandria Court has an onsite manager for periods when the house manager is off duty there is a 24 hour Careline response system which can be contacted from various points within the property in case of emergency. All residents must be over the age of 60 years of age for the first person over 55 years of age for a second person. There are excellent communal facilities to include residents lounge, laundry room and pre-bookable guest suite. There are landscaped and beautifully kept communal gardens as well as an area designated to visitors and residents parking.

Less than 1 mile away lies Ferndown town centre which offers an excellent range of shopping, leisure and recreational facilities.

**LEASE: 125 Years from 1993**

**MAINTENANCE: £1,397.22 Every 6 months**

**GROUND RENT: £256 Every 6 months**

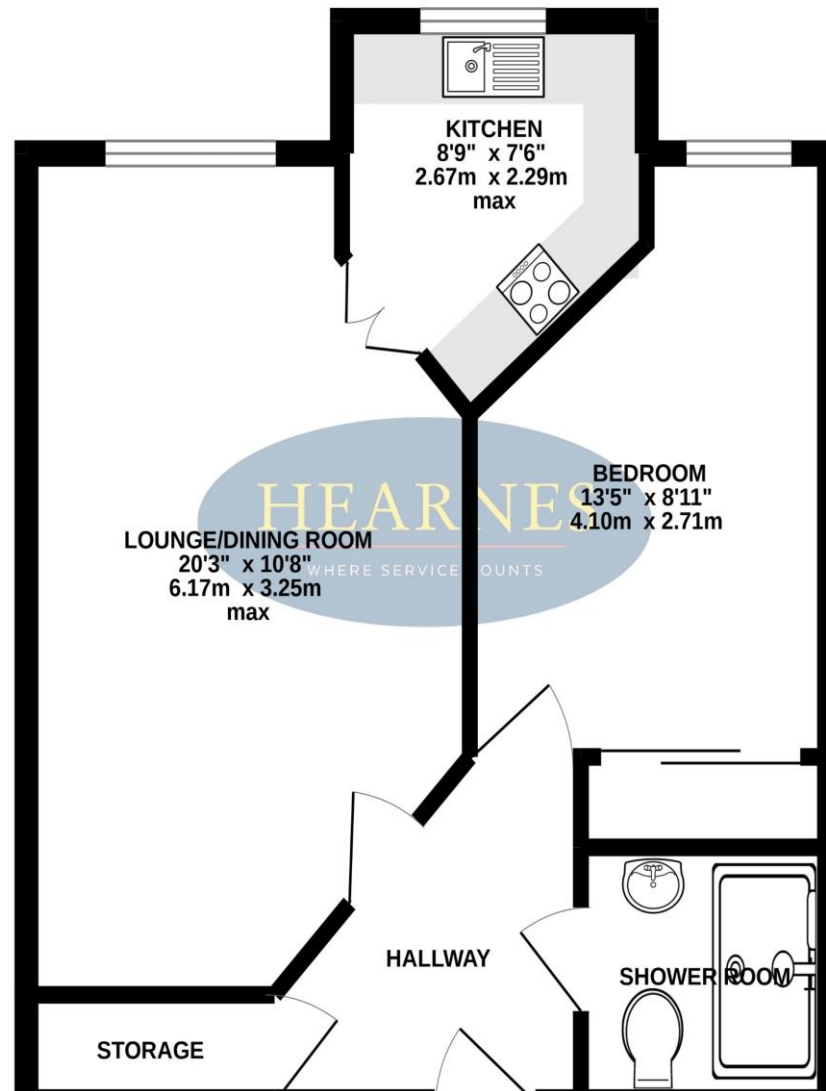
**COUNCIL TAX BAND: C**

**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.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



