



**HEARNES**

WHERE SERVICE COUNTS

**Gorselands Court, Glenmoor Road  
West Parley, Dorset BH22 8QF**



# LEASEHOLD (Share of Freehold)

## PRICE £365,000

*“Impressive three bedroom second floor apartment with passenger lift, two stylish refitted bathrooms, garage and Share of Freehold”*

This extremely well proportioned apartment is situated on the second floor of a popular purpose built block situated in a convenient location only 500 yards from a local shopping precinct with easy access to both Ferndown & West Parley.

The accommodation comprises three double bedrooms served by a modern stylish en-suite and main shower room, a spacious living room with sliding patio doors to the southerly aspect balcony and an open arch leading to the formal dining room with hatch to the modern fitted kitchen/breakfast room.

Other benefits include a separate walk-in utility cupboard with plumbing for washing machine, a reception hallway area, gas central heating and double glazing, security entry phone, communal passenger lift and private garage.

- Well proportioned L-shaped **entrance hall and lobby area** with oak replacement single doors to a walk-in utility room with space, power and plumbing for washing machine and two further doors to ample cupboard space. Two sections of the hallway have glazed partitions providing extra light into the dining and kitchen areas and an additional single storage cupboard
- Exceptional dual aspect **living room** with double glazed window to the side and double glazed sliding patio doors giving access to the balcony with views overlooking the communal grounds, centrally positioned feature fireplace surround with inset electric flame effect fire, open plan arch through to the dining area
- **Dining area** with double glazed window to the side and serving hatch to the kitchen
- **Kitchen/breakfast room** modern kitchen comprising comprehensive range of base and wall mounted units with adjoining marble effect worktops with tiled splashbacks, raised and integrated Neff double oven with pull-out pan drawers below and adjacent inset ceramic hob with extractor hood above, one and a half bowl sink unit with chrome mixer tap and double glazed window above to the side aspect, space and plumbing for dishwasher with further space for tall standing fridge/freezer, wall mounted gas combination boiler, tiled flooring and adequate space for a breakfast table and chairs
- **Main Suite: Bedroom one** has a door to a private inner lobby with further door to the en-suite bathroom and an arch leading to the bedroom itself. This well appointed room has a double glazed window to the front aspect and range of fitted wardrobes,
- **En-suite bathroom** fitted in a stylish modern suite comprising panelled bath with mixer tap and shower attachment with accompanying partly tiled walls and glazed shower screen, vanity unit with inset over wash hand basin, WC, partially tiled walls and opaque double glazed window, wall mounted heated towel rail
- **Bedroom two** is a spacious second bedroom with double glazed window to the front aspect and built-in wardrobes with mirror fronted sliding doors
- **Bedroom three** remains a double bedroom currently used as an office/study space with double glazed window to the front aspect
- **Main shower room** with superbly appointed modern suite comprising a dual width, walk-in shower cubicle with surrounding glazed screen, complimenting tiled splashbacks and fitted shower unit with adjustable shower head, convenient vanity unit with stone effect tops matching that of the tiled walls with inset oval wash hand basin, WC, chrome heated towel rail

**TENURE:** Share of Freehold  
**LEASE:** 999 Year lease from 1975  
(949 years remaining)  
**MAINTENANCE:** £2,560 Per annum (includes contribution to sinking fund)

**NB: NO PETS AND NO HOLIDAY OR SHORT TERM LETTING**

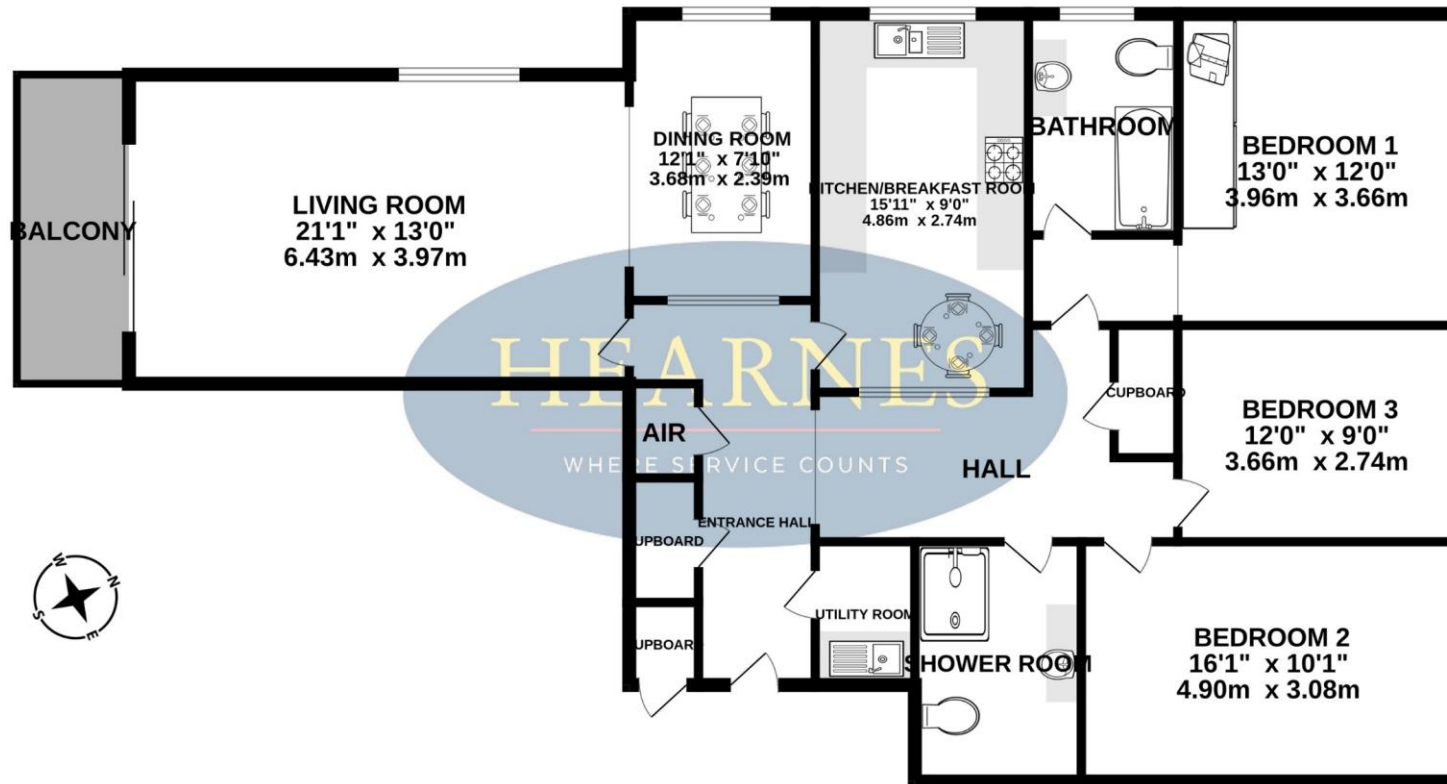
**COUNCIL TAX BAND: E**

**EPC RATING: D**

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.



SECOND FLOOR  
1362 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



