



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

LEASEHOLD PRICE

£170,000

“A light and spacious retirement apartment with a balcony and lift”

This superbly positioned and generous sized two double bedroom first floor retirement apartment has a balcony along with a lift and stairs rising to the light and spacious accommodation.

Alexandria Court is a sought after retirement development suitable for residents over the age of 60 years and conveniently located for all the local amenities.

Alexandria Court was constructed by McCarthy & Stone Developments and has a full time, on site house manager.

- **Two double bedroom, first floor retirement apartment with a lift and balcony**
- **Good size entrance hall** with walk-in airing cupboard and a cupboard housing a condensing tumble dryer
- **Cloakroom** finished in a white suite with WC and wash hand basin with vanity storage beneath
- **16ft Dual aspect lounge/dining room** with double doors leading through into the kitchen and a double glazed door leading out onto the balcony
- **Good size balcony** with tiled floor enclosed by wrought iron railings enjoying a delightful outlook over the communal gardens
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated Miele induction hob, oven and extractor fan, recess for freezer, integrated washing machine and fridge, attractive tiled splashbacks and a double glazed window overlooking the communal gardens
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets and drawer storage
- **Bedroom two** is also a generous size double bedroom with fitted wardrobe, cupboard storage and shelving
- **Shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Outside** the property there are beautifully kept communal gardens and an area designated for visitors and residents parking
- **For periods when the House Manager is off duty, there is a 24 hour Careline Response System and Careline can be contacted at various points within the property in the case of emergency. All residents must be the aged over the age of 60 years for the first person, and 55 years for the second**
- There is an excellent range of communal facilities including **residents lounge and pre-bookable guest suite facility**
- **Further benefits include;** double glazing, electric heating and an entryphone intercom system

The property is located approximately 500 metres from the local amenities on Glenmoor Road and has access to the bus routes to Ferndown's town centre.

Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities.

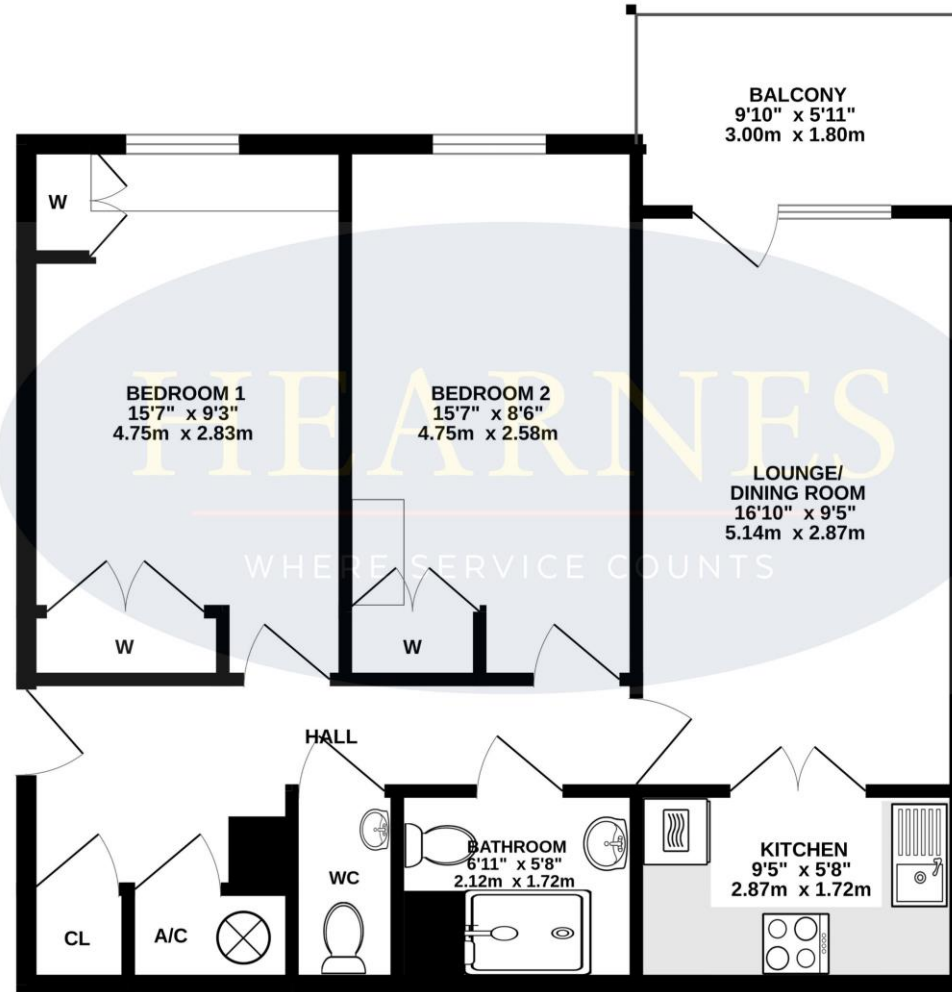
LEASEHOLD:	125 Years from 1993
MAINTENANCE:	£328 approximately per month
GROUND RENT:	£288 approximately every 6 months
COUNCIL TAX BAND: E	EPC RATE: C

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.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

