



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



# LEASEHOLD

## GUIDE PRICE £160,000

***“A generous sized two double bedroom second floor retirement apartment with a lift”***

A well presented and improved two double bedroom, one bathroom, one shower room second floor retirement apartment with a lift.

The property is situated in a sought after development designed for residents aged over the age of 60 years and is conveniently located for the local facilities.

- **A two double bedroom second floor retirement apartment with a lift and no chain**
- **Spacious entrance hall** with a good size walk-in storage/airing cupboard
- **23ft Lounge/dining room** with ample space for dining table and chairs and a double glazed window offering a pleasant outlook
- **Kitchen** incorporating roll top worksurfaces, good range of base and wall units integrated oven, hob and extractor, recess for fridge and freezer with attractive tiled splashbacks and double glazed window offering a pleasant wooded outlook
- **Bedroom one** is a generous size double bedroom
- **En-suite shower room** refitted in a modern white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern
- **Bedroom two** is also a good size double bedroom
- **Family bathroom** incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Further benefits include** double glazing, entry phone intercom system and the property is offered with no onward chain

Alexandria Court was constructed by McCarthy & Stone Developments and has an on-site house manager. For when the house manager is off duty there is a 24 hour careline response system and the careline can be contacted from various points within the property in case of emergency. All residents must be over 60 years of age for the first person with 55 years of age for the second.

There is a communal residents lounge, laundry room and three bookable guest suite facility. Outside the property there are beautifully kept landscaped gardens and an area designated for visitors parking.

The property is located approximately 400 metres from the local amenities on Glenmoor Road and there is access to the regular bus routes into Ferndown's town centre.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**LEASEHOLD:** 93 Years remaining  
**MAINTENANCE:** £4,228.26 Per annum  
**GROUND RENT:** £577.88 Per annum

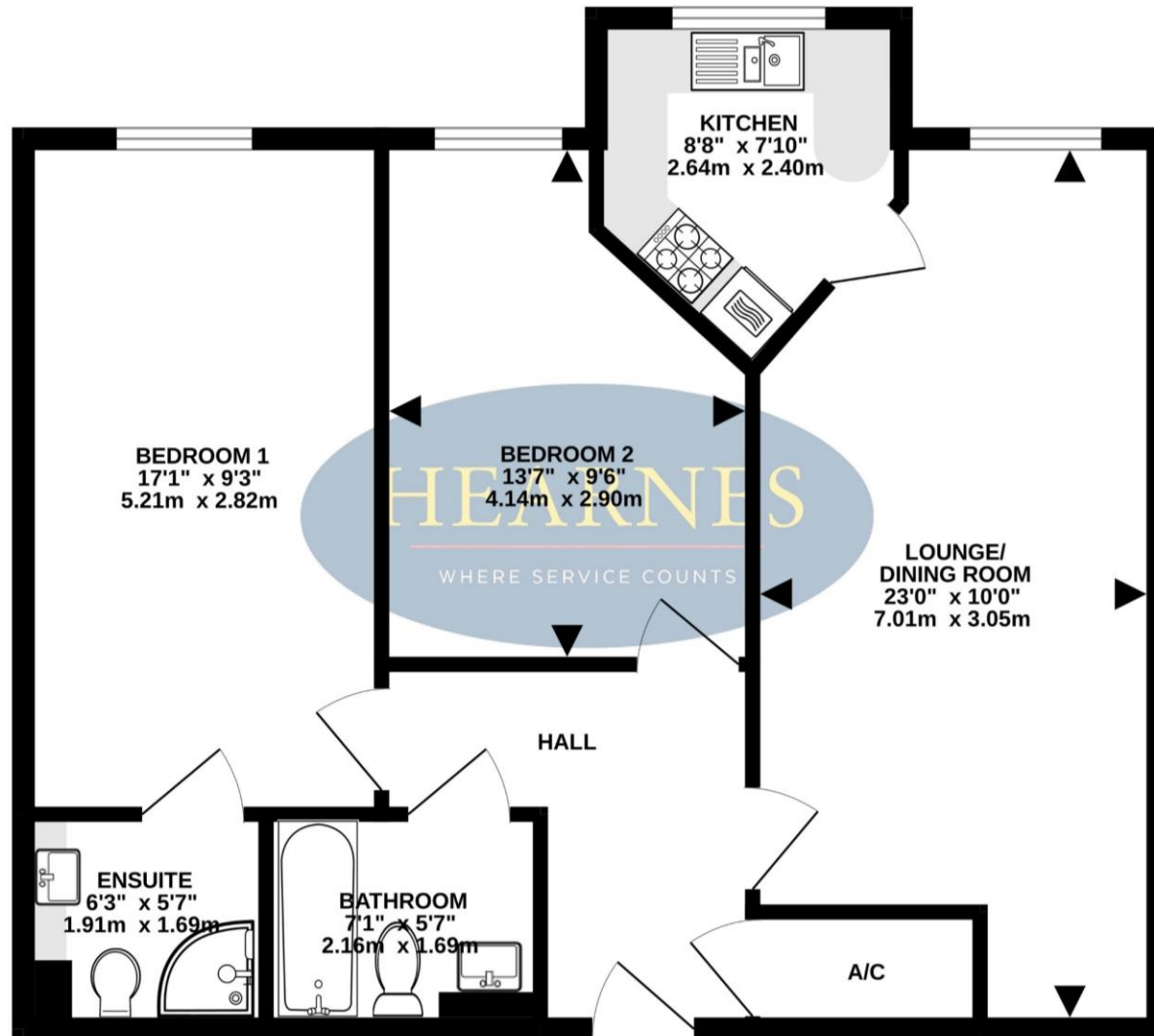
**COUNCIL TAX BAND: E**

**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.



SECOND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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



