



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD (Share of Freehold)

GUIDE PRICE £300,000

“Extremely well presented three bedroom apartment, modernised and redecorated with balcony and garage, offered with no forward chain and Share of Freehold”

This bright and spacious first floor apartment has been extensively updated by the current owner and is situated in a prime location within easy access of a local shopping parade, on regular bus routes and only one mile from Ferndown town centre, nearby walks into Parley common and Ferndown's Championship Golf Course.

The accommodation comprises: three double bedrooms all with fitted wardrobes, bedroom 1 is served by a modern ensuite bathroom. A stylish fitted main shower room. A comprehensive fitted kitchen/breakfast room, utility area and a spacious 20'11 x 13'3 living room with newly replaced sliding double glazed doors to the balcony and a separate dining room.

Other benefits include two separate hallways with storage cupboards, a separate utility room, double glazing, gas central heating, newly fitted carpets throughout, a southerly aspect balcony and a single garage.

- **Communal hall** and stairs to first floor via a security entrance phone
- **Communal first floor landing** with useful storage cupboard
- **Initial hallway** large storage cupboard, airing cupboard and door to;
- **Utility area** worktop and units, space and plumbing for washing machine
- **Kitchen/breakfast room**, comprising range of base and wall mounted units with adjoining worktops, sink unit with double glazed window above, integrated four ring gas hob, extractor over, plumbing for washing machine and dishwasher, glazed serving hatch, cupboard housing gas boiler
- **Living room** spacious 20'11 x 13'3 dual aspect room with recent double glazed sliding doors to the balcony, stone mock fireplace, large open arch to;
- **Dining Room** with double glazed window
- Additional **inner hall** door to storage cupboard
- **Bedroom one**, double glazed window, range of fitted wardrobes
- **Ensuite bathroom** fully tiled walls with matching suite comprising panelled bath, glazed shower screen, vanity unit with sink, double glazed window, WC
- **Bedroom two**, double glazed window, fitted wardrobe
- **Bedroom three**, double glazed window with fitted wardrobe
- **Main shower room**, stylish modern suite comprising dual width shower cubicle, vanity unit and dressing surface with inset wash hand basin, WC, additional units, extractor fan
- Outside superbly maintained **communal grounds** to the front and rear
- Visitor parking and a **single owned garage** with up and over door

Tenure	Shared Freehold	999 years from 1975
Maintenance	Currently £2,200 pa	
Ground Rent	None	

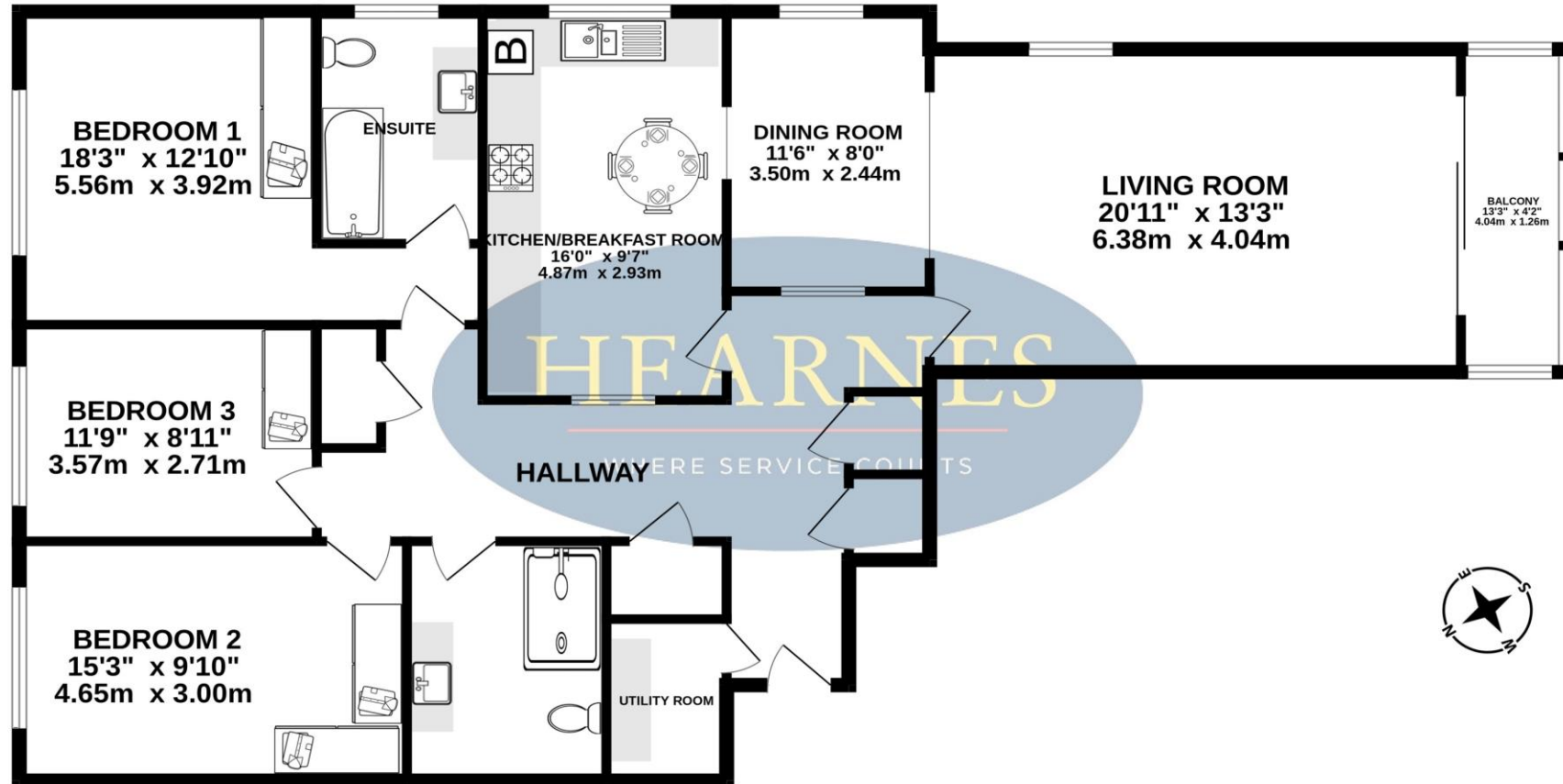
COUNCIL TAX BAND: E

EPC RATING: C

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FIRST FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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