



ALEXANDRIA COURT

Apartments 1 - 40 →

← Apartments 41 - 67

Management Office →

NO  
PARKING  
ANY  
TIME

**HEARNES**

WHERE SERVICE COUNTS

Alexandria Court, Glenmoor Road  
West Parley, Dorset, BH22 8PW

# LEASEHOLD PRICE

## £130,000

***“A first floor flat with scope to improve and modernise in this popular McCarthy & Stone development”***

One double bedroom retirement apartment with scope to modernise and update. The property is situated in a sought after development designed for residents over the age of 60 years and conveniently located for all the local facilities.

- **One double bedroom first floor retirement apartment with potential to modernise and update**
- **Entrance hall** with walk-in storage cupboard, security entry phone system and emergency cord
- **Spacious lounge/dining room** with double glazed window to the front aspect overlooking the communal grounds, double doors leading through to the kitchen
- **Kitchen** fitted with a range of base and wall mounted units, integrated oven and grill with extractor over, sink unit, double glazed window, space for fridge and freezer
- **Bedroom** with double glazed window to the front aspect, two wall mounted modern electric heaters and built in wardrobe
- **Modern refitted shower room** comprising white suite with dual width shower cubicle, tiled walls and wall mounted shower unit, low level WC, pedestal wash hand basin with vanity unit below

Alexandria Court was constructed by McCarthy & Stone Developments Ltd and has an onsite House Manager. For periods when the House Manager is off there is a 24 hour Careline response system and Careline can be contacted from various points with the property in case of an emergency. All residents must be over 60 years of age for the first person and 55 years of age for the second.

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

The property is located approximately 600 yards away from local amenities on Glenmoor Road and has access to the regular bus routes into Ferndown's town centre which is approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

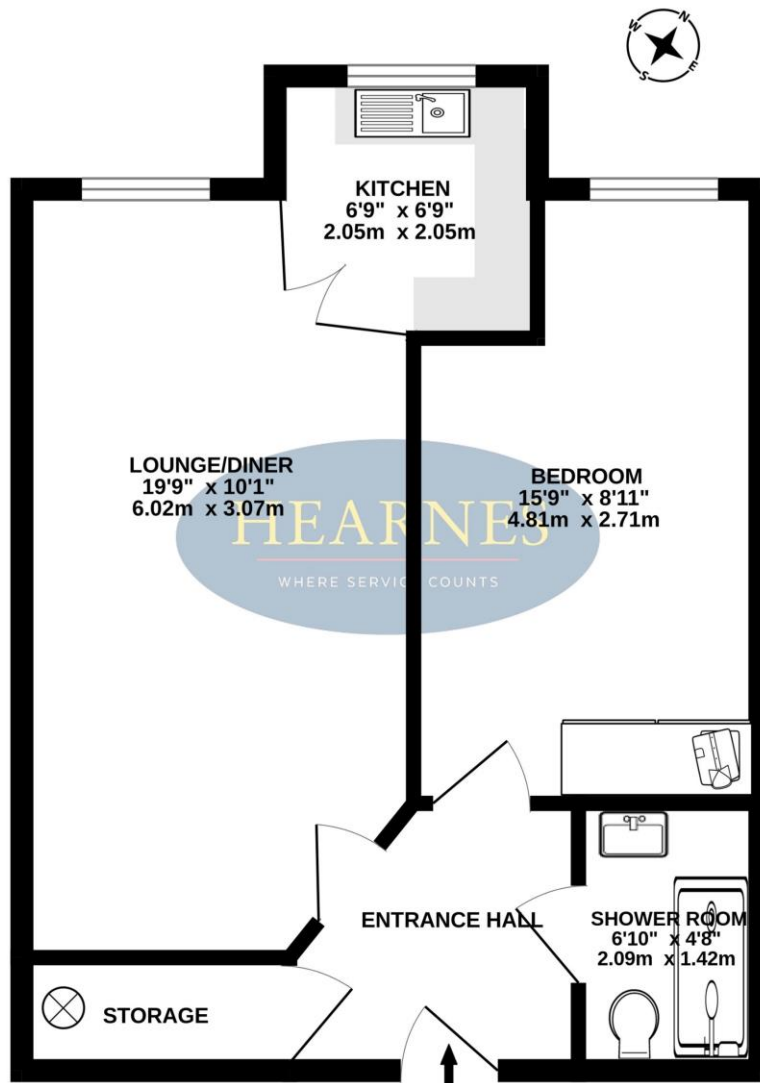
**LEASE:** 125 years from 1<sup>st</sup> August 1993  
**MAINTENANCE:** Currently Approx. £2,623.74 per annum  
**GROUND RENT:** TBC

**COUNCIL TAX BAND:** C                      **EPC RATING:** B

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.



FIRST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

