



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

LEASEHOLD (Share of Freehold) GUIDE PRICE £325,000

“A recently modernised and spacious ground floor garden apartment with a Share of the Freehold and single garage”

This superbly appointed and extremely spacious two double bedroom, one bathroom, one shower room ground floor garden apartment has its own 17' southerly facing private patio area as well as a single garage and a Share of the Freehold. This light and spacious apartment could also appeal to a family as it is close to Parley First School.

The current owners have managed to create a stunning apartment which offers light and spacious accommodation, is offered in immaculately condition and has been finished to an extremely high standard. Another added benefit is the property comes to the market offered with a Share of the Freehold.

- **A beautifully finished and modernised two double bedroom ground floor garden apartment with a patio**
- Communal entrance hall
- 22' **Reception hall** with coat cupboard and airing cupboard
- Beautifully finished 13' **kitchen** incorporating extensive slimline contemporary marble effect worktops with matching upstands, good range of base and wall units, fully fitted with integrated appliances to include Neff oven with Neff oven above, Neff induction hob with extractor canopy above, full height fridge, under cupboard freezer, dishwasher, utility cupboard housing the washing machine and condensing tumble drier, larder cupboard, tiled floor and a double glazed window overlooking the patio and communal garden
- **Dining area** with an archway through to the lounge
- 18' Light, spacious and dual aspect **lounge** with feature fireplace, double glazed window overlooking the communal garden and a double glazed door leading out onto a southerly facing private patio
- The **patio** is enclosed by a low level wall with inset flower bed, faces a southerly aspect and offers an excellent degree of seclusion. The patio can also be accessed from bedroom one and enjoys a pleasant outlook over the communal garden
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted wardrobes and a door giving access out onto the patio area
- Luxuriously appointed and spacious **en-suite shower room** finished in a Grohe white suite incorporating a good sized walk-in shower area, wall mounted wash hand basin, WC with concealed cistern, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom with a pleasant outlook over the communal garden
- Luxuriously appointed **family bathroom** finished in a Grohe white suite incorporating a free standing contemporary double ended Pear drop bath with mixer taps and separate shower attachment, WC with concealed cistern, wall mounted wash hand basin, partly tiled walls and tiled floor
- The property is conveyed with a **single garage** located in a nearby block
- All residents have the use of the beautifully kept communal gardens
- There is an area designated to residents and visitors parking
- **Further benefits** include: double glazing, a gas fired heating system and the property could be offered with no onward chain

There is a small selection of amenities on Glenmoor Road. Parley First School is located approximately 350 metres away. Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: 999 years from 1975

Maintenance Charge: £1,098 every 6 months

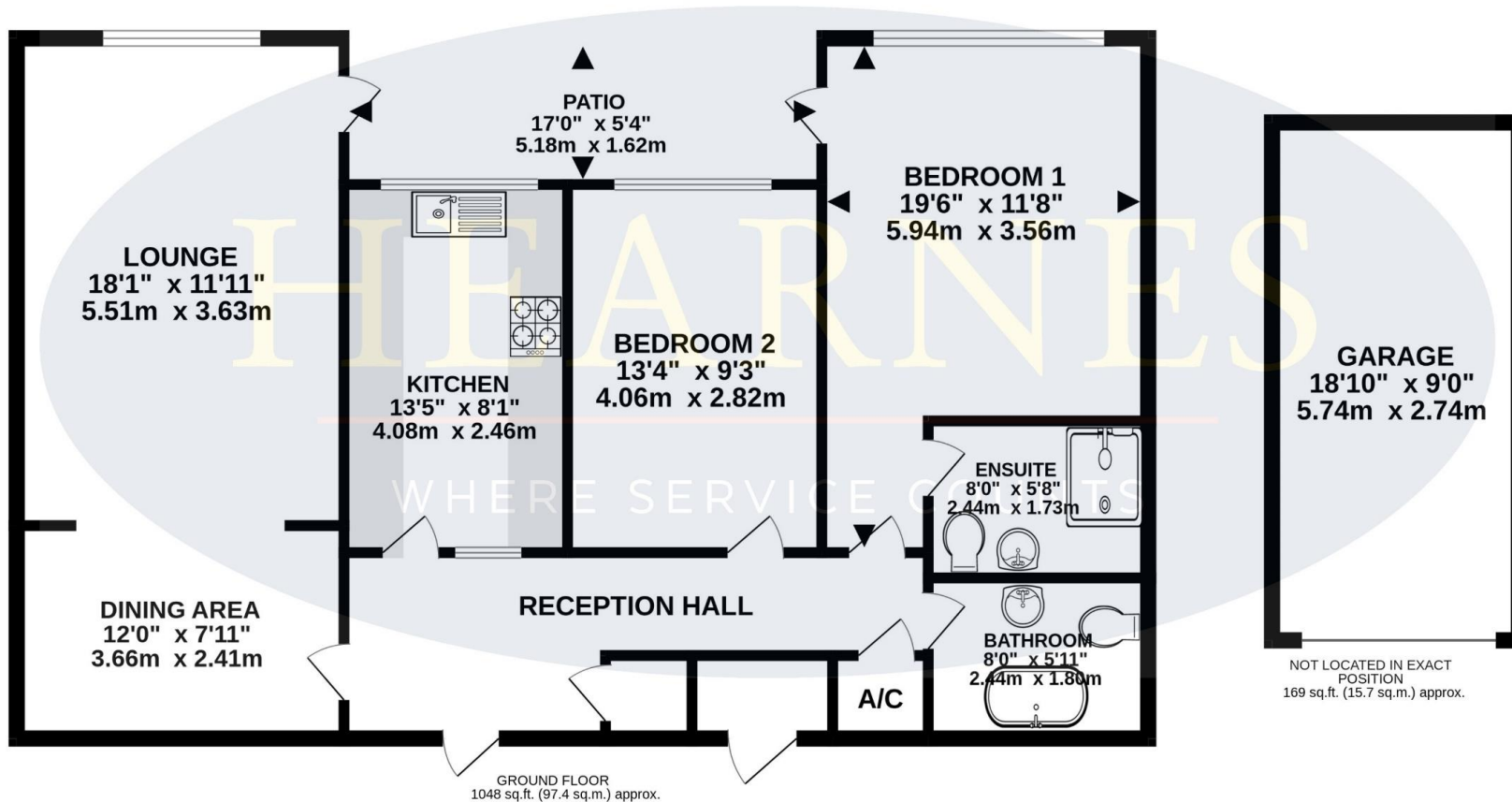
COUNCIL TAX BAND: E **EPC RATING: D**

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.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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

