



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£175,000

A beautifully presented and modernised two double bedroom, two shower room second floor retirement apartment with a lift and a single garage.

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

The property is presented immaculately and has the added advantage of a single garage located in a nearby block.

- **Two double bedroom second floor retirement apartment with a lift**
- Good size **entrance hall** with three walk-in useful storage cupboards
- 18' Dual aspect **lounge/dining room** with double doors leading through into a modern kitchen
- The **kitchen** incorporates a good range of base and wall units, roll top work surfaces, integrated hob with extractor canopy above, integrated oven, recess for all other appliances, fully tiled walls
- **Bedroom one** is a good size double bedroom
- **En-suite shower room** re-fitted in a stylish white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, WC, fully tiled walls
- **Bedroom two** is also a good size double bedroom
- Main family **shower room** re-fitted in a contemporary white suite incorporating a walk-in shower area, wash hand basin with vanity storage beneath, WC, fully tiled walls
- The property is conveyed with a single **garage** located in a nearby block
- **Further benefits** include double glazing, electric night storage heating and an entry phone intercom system

Alexandria Court was constructed by McCarthy & Stone Developments and has an onsite house manager. For periods when the house manager is off duty there is a 24 hour careline response system. 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 and 55 years for the second. There is a communal lounge, laundry room and pre-bookable guest suite. Outside the property there are immaculately kept landscaped **communal gardens** and an area designated for **visitors parking**.

The property is located approximately 600 metres from a small selection of amenities on Glenmoor Road. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

Lease: TBC

Ground Rent: TBC

Maintenance: TBC

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.

“An immaculately presented second floor retirement apartment with a lift and garage”





NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 150 SQ.FT.
(13.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)

6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal gardens