



8 Gorselands Court Glenmoor Road
West Parley, Ferndown, BH22 8QF

£299,950



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RENOVATED TWO-BEDROOM, TWO-BATHROOM GROUND-FLOOR APARTMENT WITH PRIVATE PATIO AND GARAGE

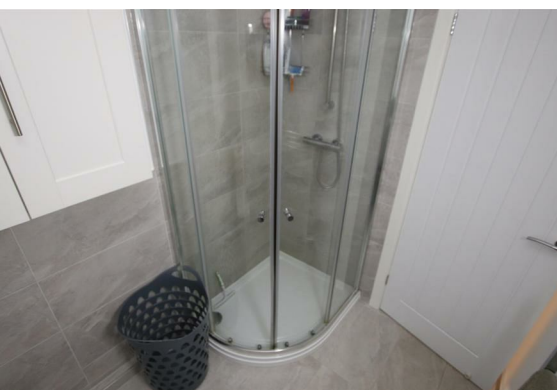
The ST QUINTIN PROPERTY GROUP is delighted to present this SPACIOUS AND IMPRESSIVE TWO-BEDROOM PURPOSE-BUILT GROUND-FLOOR APARTMENT, nestled within WOODED AND SPACIOUS GROUNDS. Conveniently located near one of Britain's PREMIER GOLF COURSES, FERNDOWN GOLF CLUB, which has hosted REGIONAL QUALIFYING FOR THE OPEN CHAMPIONSHIP, this property offers an exceptional combination of ELEGANCE, TRANQUILITY, and PRESTIGE. An impressive frontage to the property offers off road parking and a garage ,with the rear gardens enclosed by mature shrubs and lawn . On entry the wide hallway with Karndean flooring sets the tone for this beautifully presented, spacious apartment, a door from the hallway leads into the light and spacious re-fitted kitchen with Neff double oven and hob. The lounge/diner is open plan with glazed door onto the private balcony and the gardens. The master bedroom has a further door onto the balcony, built in mirror wardrobes and a newly fitted ensuite shower room with Karndean flooring . Bedroom 2 is also double with window overlooking the gardens and is serviced by the recently re-fitted family shower room.

This ground floor dwelling has been tastefully refurbished to the highest specification with immaculate attention to detail

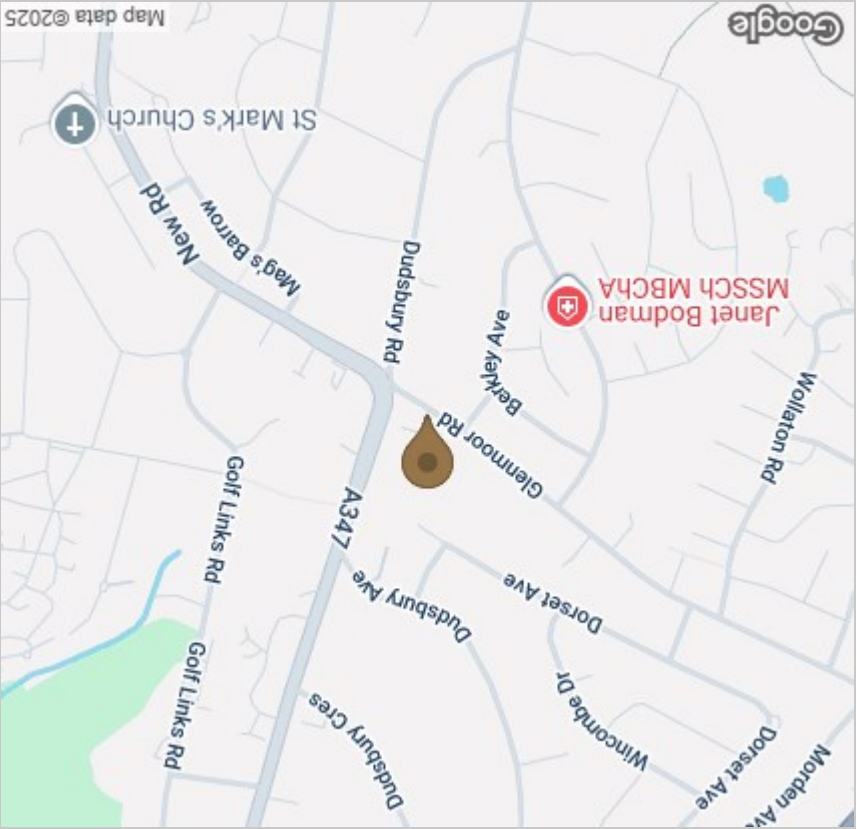
Located just a short drive from the market towns of Wimborne and Ringwood, and within a good school catchment area, this lovely property also benefits from its superb transport links with Southampton, London and Bournemouth via the nearby A31. Close by there are many local attractions such as the New Forest National Park, Jurassic Coast and Sandbanks beaches.

Viewings are considered essential to fully appreciate all that this magnificent property have to offer both internally and externally. The grounds are a tranquil haven, both private and spacious, boasting a fine array of flora and fauna.



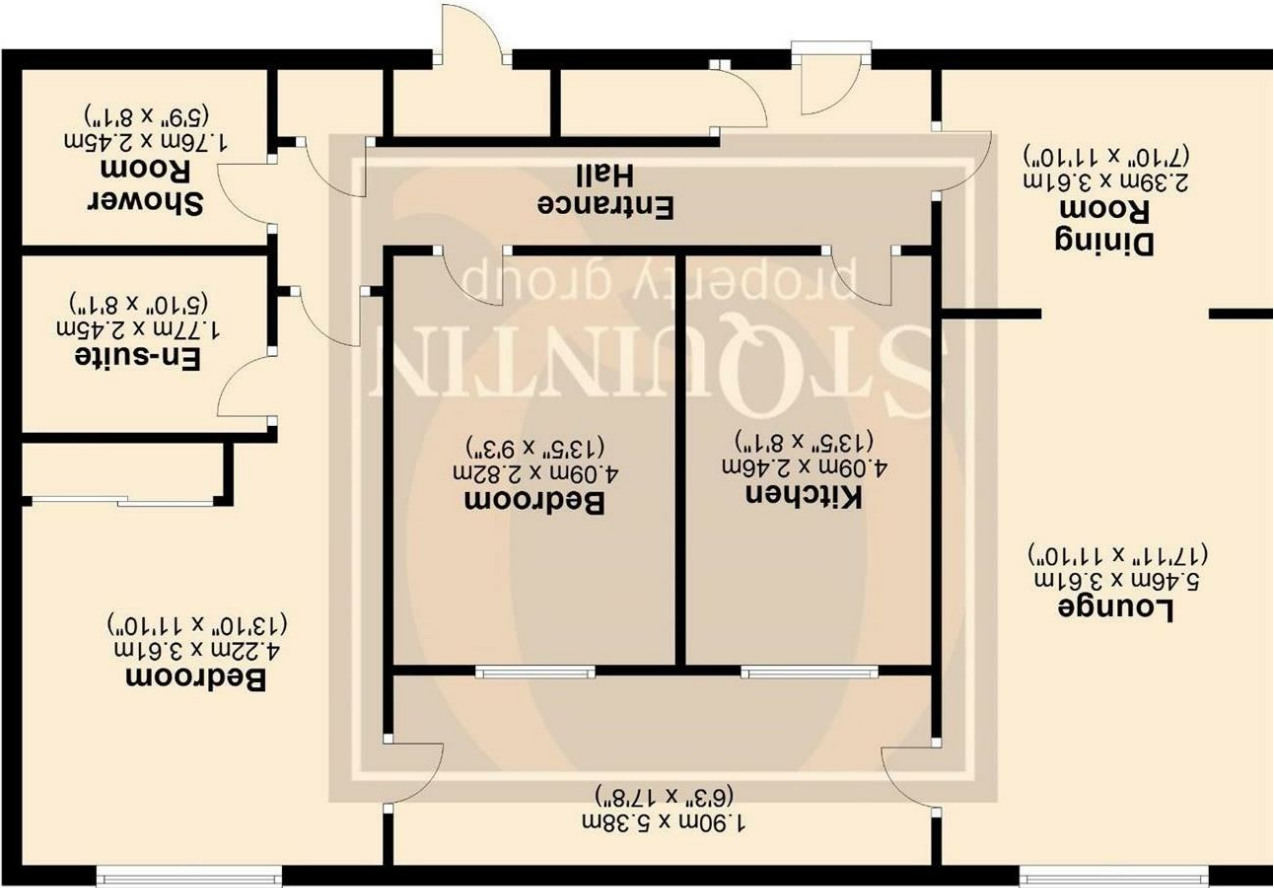


Area Map



Ground Floor

Approx. 101.8 sq. metres (1095.2 sq. feet)



Total area: approx. 101.8 sq. metres (1095.2 sq. feet)

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	Potential	
75	80	