

Property details **approval form**

Flat 54 Alexandria Court, Glenmoor Road, West Parley, Ferndown, Dorset, England, BH22 8PW

Date: 14 July 2026

Property Ref and Version: FDN306273 - 0009

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: C
- > OPPITUNITY TO RENOVATE
- > RARE OPPORTUNITY IN CENTRAL FERNDOWN
- > TWO DOUBLE BEDROOMS
- > ADDITIONAL MEZZANINE LEVEL AND WC WITH SEPERATE ENTRANCE
- > ON SITE GARAGE WITH POWER
- > FULL TIME DAY MANAGER WITH CARELINE ON SITE
- > RETIREMENT DEVELOPMENT
- > NEWLY FITTED FISHER ELECTRIC HEATING THROUGHOUT

○ Short Description

Rare opportunity to acquire a two-bedroom retirement property in central Ferndown, complete with mezzanine level with its own private entrance and WC, and in need of modernisation to realise its full potential.

○ Long Description

Rare opportunity to acquire a two-bedroom retirement property in the heart of Ferndown, featuring an additional mezzanine level with its own private entrance and WC, and offering clear scope for renovation to create a personalised, modern home.

The home features an mezzanine area that offers excellent flexibility for entertaing family and friends with a WC and seperate entrance.

The property also includes a kitchen and a shower room, making it practical, comfortable, and ideal for relaxed retirement living.

For added peace of mind, the apartment benefits from an emergency care line system and a day manager providing reassurance and support if required.

Parking is available on site for residents and visitors.

Pets are considered, subject to the terms of the lease and management approval.

This property is ideally suited for those seeking a secure, low-maintenance home in a popular retirement location 400M away from Tesco extra, hairdressers, shops, and transport links.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Communal

Communal Entrance Hall leads to foyer and Lift to the first floor.

Guest suite available.

Entrance Hall

3 ceiling to floor storage cupboards and newly fitted Fisher storage heater.

Lounge/Diner

2 rear aspect double glazed windows overlooking the beautiful communal gardens.

Kitchen

Rear aspect double glazed window, wall and base units, electric hob with extractor fan, eye level oven and microwave and space for dishwasher and fridge/freezer.

Bedroom 1

Rear aspect double glazed window overlooking garden view, built in wardrobes and newly fitted Fisher electric heater.

Bedroom 2

Rear aspect double glazed window overlooking garden view and 2 built in wardrobes.

Shower Room

Fully tiled floor and walls, low level WC, hand wash basin with mixer tap and vanity unit below, walk in shower cubical with glass shower screen and chrome heated towel rail.

Mezzanine

2 skylight windows, eve storage cupboard, loft hatch and door to WC.

Wc

Low level WC, hand wash basin with mixer tap.

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○ Property Images



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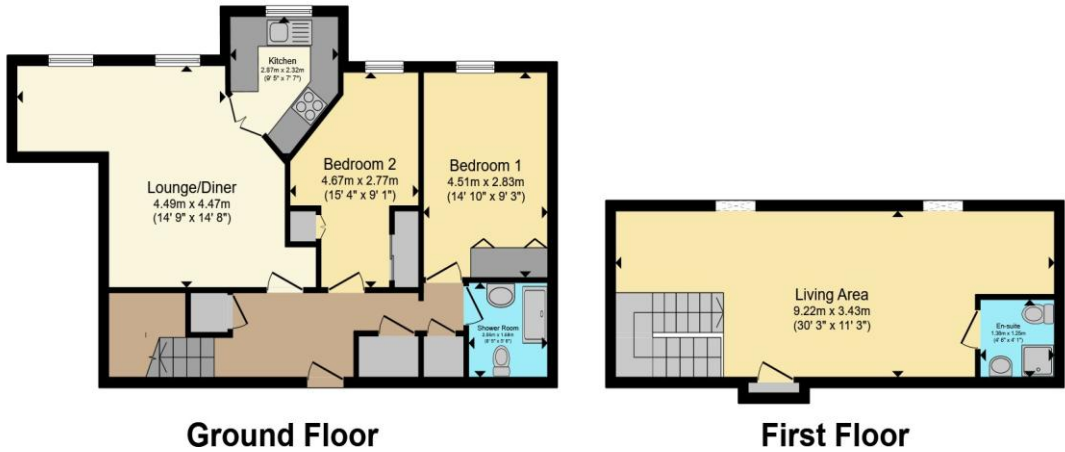
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○ **Property Images**

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Floor Plan



Total floor area 95.9 m² (1,033 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Bradley French		
Ms E.M. Ker		