



Well Presented 3-Bedroom Ground Floor Flat with Sun Terrace & GARAGE

Tenure: Share of Freehold

Approx 113 sq meters (1216 sq ft)

Quality Block in Mature Area

Exceptionally Spacious

Viewing Recommended!

**Flat 18 Gorselands Court, Glenmoor Road
Ferndown, Dorset. BH22 8QF**

Price £320,000

- Spacious Hall with exceptional storage cupboards
- Large Lounge Plus Dining Room
- Kitchen/Breakfast Room
- 3-Double Bedrooms
- En-Suite Shower Room & Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Casual Parking & GARAGE with electric
- Delightful Communal Gardens
- Ideal Location near to amenities
- No Chain!

Spacious, well presented ground floor flat with private sun terrace, set in a quality block ideally placed for local amenities & a short walk from Ferndown Golf Club. The flat offers well-planned accommodation with generous room dimensions extending to an approximate floor area of 1216 sq ft. Outside, the block occupies large landscaped grounds and is approached via a wide driveway leading to ample visitors parking area and an individual garage with electric supply. Positioned in a sought after residential area of West Parley just a short distance from Ferndown town centre, within catchment of Ferndown Schools and close to a range of amenities including an M&S Foodhall & Tesco Express convenience store. There are bus routes within a short walk giving you easy access to Wimborne, as well as Bournemouth & Poole, all of which have an excellent range of shops, restaurants and leisure facilities. Award winning beaches are just twenty minutes away and the nearby A31 provides quick access to the New Forest, Southampton and London for the commuter by car. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: 2 large cloaks cupboards. Door to Laundry Room with plumbing for washing machine and space for tumble dryer. Vinyl flooring.

Lounge: A large, bright room with feature smooth stone fireplace having electric fire fitted. Sliding patio doors to private SUN TERRACE. Archway to:

Dining Room: Ample space for dining suite.

Kitchen/Breakfast Room: A good range of floor and wall cupboards. Built-in high level AEG double oven, Bosch gas hob & cooker hood over. Integrated Bosch dishwasher & integrated fridge/freezer. Wall mounted 'A' rated combination gas boiler. Breakfast Bar.

Inner Hall: Large storage cupboard. Vinyl flooring.

Bedroom 1: A generous double bedroom with fitted wardrobes & dresser unit.

En-Suite Shower Room: Comprising large walk-in cubicle with Aqualisa thermostatic shower. Pedestal wash basins & WC. Led spot lights.

Bedroom 2: A generous double bedroom with built-in wardrobes.

Bedroom 3: A double-sized room with built-in wardrobes.

Bathroom: A spacious bathroom comprising panelled bath with mixer tap & shower attachment & shower screen. Pedestal wash basin & WC. Custom fitted storage cabinets & inset spot lights.

Gas Central Heating & PVCu Double-Glazing

Wide Driveway leading to ample parking area & **Garage** with up & over door & electric supply.

Delightful Communal Grounds

Council Tax Band 'E' Energy Rating 'C'

Tenure: Share of Freehold **Lease:** 999 years from 1975 (949 years remaining)

Service Charge: Approx £2237.70 per annum: including building insurance, cleaning/lighting of common parts, lift, garden maintenance, contribution to reserve fund, water & sewerage.



Superb Kitchen



Quality Kitchen



Quality Block



Garage with electric supply



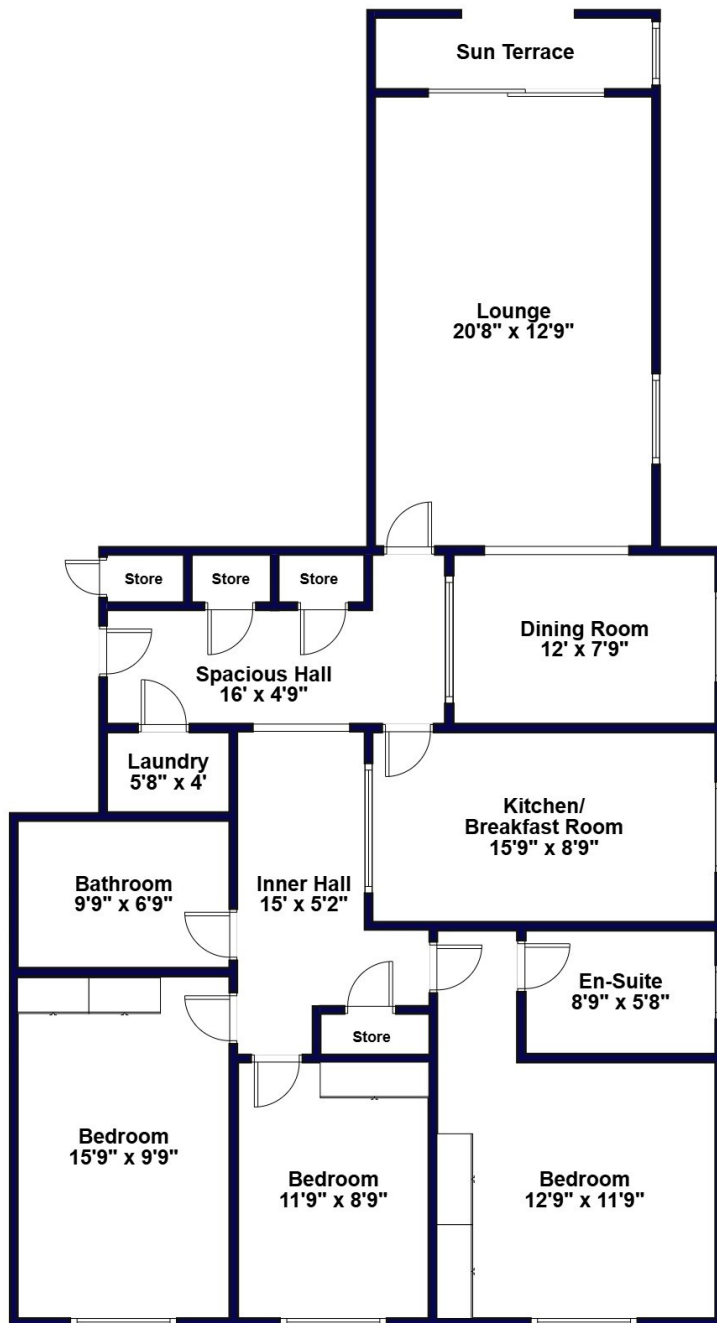
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05226



Spacious Hall



Inner Hall



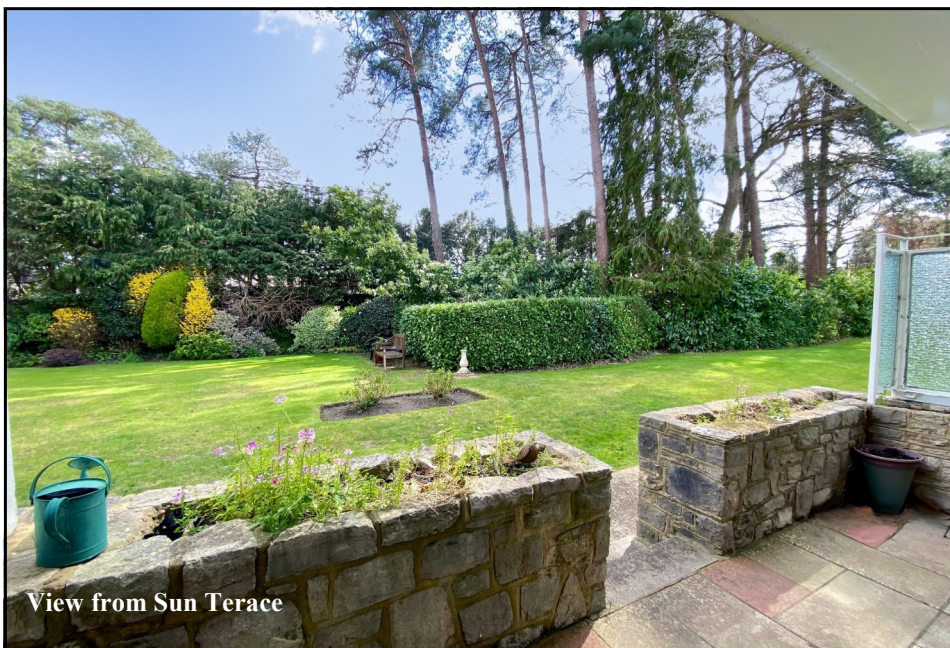
This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.



Exceptionally Spacious Ground Floor Flat



Delightful Outlook



View from Sun Terrace



Communal Grounds