



Alexandria Court Glenmoor Road
West Parley Ferndown

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for sale offers in excess of
£100,000



Property Description

Alexandria Court is a highly sought-after retirement development suitable for residents over the age of 60. The development is located a few minutes away from M&S Foodhall, Tesco Supermarket and an array of local amenities.

Alexandria Court's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. A group of residents regularly arrange events in the Owners' Lounge from coffee mornings to afternoon games and a monthly quiz evening.

The apartment has an emergency Careline system installed, monitored by the onsite Manager, during the day and 24 hours, 365 days a year by the Careline team.

New residents accepted from 60 years of age. Both cats & dogs generally accepted (A Pet Agreement has to be signed).

Communal Entrance

Communal Entrance Hall leads to foyer. Lift to the second floor. Private panel door leads to the entrance hall.

Cloakroom

Which houses a two piece suite comprising concealed flush WC and an in-vanity wash hand basin with an airing cupboard with a foam dipped emersion tank. Coving to ceiling.

Entrance

Coving to ceiling. Access to loft area, built in cupboard housing water tank and shelves. There is also a separate cloakroom

L-Shaped Room

18' 5" x 17' 1" (5.61m x 5.21m)

Sitting/dining

Georgian style glazed door leads to the L-shaped sitting/dining room. Dual double glazed windows to the front aspect. Coving to ceiling. Wall mounted storage heater. There is also an ornamental feature fireplace with a wood surround and an ornamental electric fire. Double doors lead to the kitchen.

Kitchen

7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window to the front aspect. Kitchen is fitted with a matching range of wall and base cabinets providing cupboard and drawer space with roll-edge worktops. There's an inset stainless steel sink unit. Inset four plate electric hob with an extractor over and an eye level built in multi-function electric oven. Space and plumbing for an automatic washing machine. Further appliance space. Coving to ceiling. Tiled splashbacks.

Bedroom

13' 9" x 9' 4" (4.19m x 2.84m)

Double glazed window to the front aspect. Coving to ceiling. Built in wardrobe cupboard with bi-folding mirrored doors. Wall mounted storage heater.

Bathroom

Is fitted with a three piece white suite comprising panel enclosed bath with mixer tap and hand shower attachment. In-vanity wash hand basin with storage under and close coupled WC. Coving to ceiling with inset ceiling downlighters. Tiling to principle areas.



To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2623.76

Ground Rent:
 512.62

Tenure: Leasehold

view this property online [connells.co.uk/Property/FDN305395](https://www.connells.co.uk/Property/FDN305395)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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