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**GLENMOOR ROAD**  
FERNDOWN, BH22 8QF



# GUIDE PRICE £320,000

NO FORWARD CHAIN – SHARE OF FREEHOLD - A bright and EXCEPTIONALLY SPACIOUS purpose-built apartment offering TWO DOUBLE BEDROOMS, two bathroom/shower rooms, two reception rooms and generous balcony approximately 18ft off the living room, lift and single garage. Ideally located within a 5 minute walk of the Doctors Surgery, Tesco Extra and Parley First School, and also within easy access to Ferndown, Bournemouth town centre and the beach.

The property is accessed via communal hallway with stairwell and lift.

The kitchen is fitted with white gloss units and integral appliances to include a built-in electric fan assisted oven and grill, induction hob and extractor. There is space and plumbing for washing machine and large fridge/freezer.

From the formal dining room a large open archway leads to the spacious lounge which has an elevated view over the beautifully maintained communal gardens and access to the balcony.

Both bedrooms are generous doubles with fitted wardrobes. The master also benefits from a beautifully presented three piece en-suite bathroom. Visitors and guest bedroom is serviced by a generous three piece shower room.

Externally there is a lovely communal garden, single garage situated in a block plus additional visitors and residents parking.

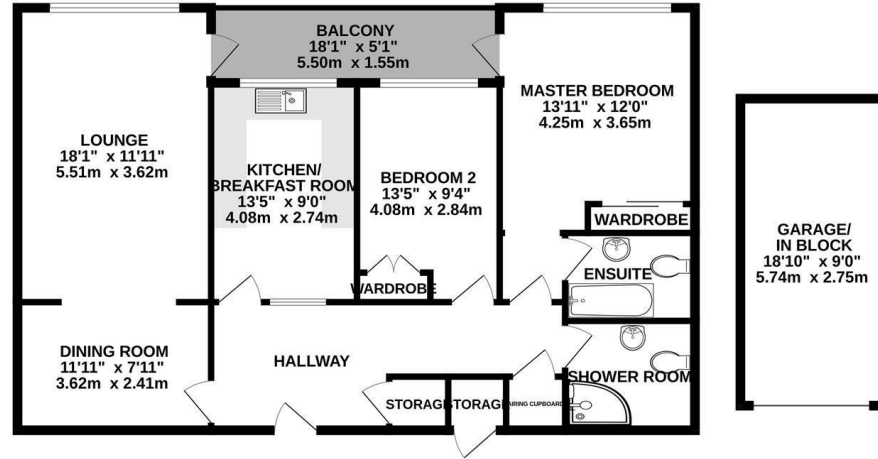
Energy Performance Rating C  
Council Tax Band E

Share of Freehold  
Lease Years Remaining 951  
Peppercorn Ground Rent £1



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GROUND FLOOR  
1160 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Ferndown Office

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