## **McCARTHY STONE** RESALES

**11 CHERRETT COURT** 

RINGWOOD ROAD, FERNDOWN, BH22 9FE





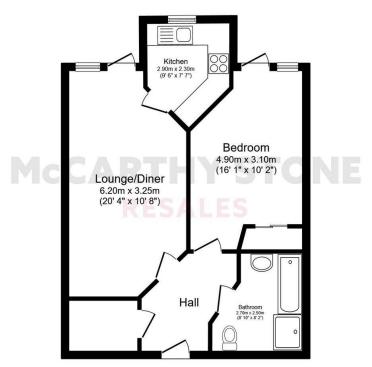
~~RE-DECORATED & RE-CARPETED~~

A bright and spacious one bedroom retirement apartment on the GROUND FLOOR with TWO PATIOS. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CHERRETT COURT - BOOK NOW!

# **PRICE REDUCTION OFFERS OVER £100,000 LEASEHOLD**

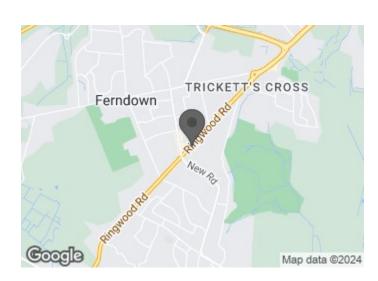
For further details, please call **0345 556 4104** resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

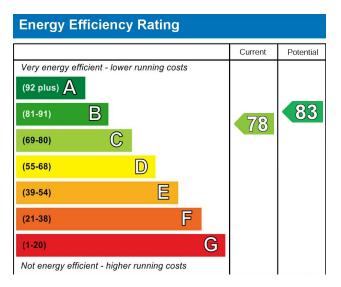


Total floor area 52.9 sq.m. (569 sq.ft.) approx

Printed Contact Details .. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale

## **COUNCIL TAX BAND: C**





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# **CHERRETT COURT, FERNDOWN, DORSET**

Cherrett Court is a Retirement Living Plus development (formally assisted living) built by renowned awardwinning retirement house builders McCarthy Stone and designed specifically for independent living for those aged over the age of 70. The development is well located withing easy level walk of local facilities and enjoys extensive facilities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, quest suite for visiting family and friends (for which a small nightly charge is made) and lovely landscaped gardens. there is also the peaceof-mind provided by the Estate Manager and his staff who oversee the smooth running of the development. There is also a 24 hour emergency care-line facility.

There is normally a very active social scene at Cherrett Court with events and activities. There is a fully equipped laundry room, mobility scooter store and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked(fees apply) There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Cherrett Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Car parking is by an annual permit at a charge of around £250 per annum, for which SERVICE CHARGE there may be a waiting list.

#### **ENTRANCE HALL**

Front door with spy hole leads to the large entrance hall



- the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

#### LOUNGE

This stunning lounge benefits from a double glazed door leading onto a spacious patio overlooking the communal grounds. Feature fireplace with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

#### **KITCHEN**

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

#### BEDROOM

Spacious and neutrally decorated bedroom with built-in double wardrobe with plenty of hanging and storage space. Ceiling lights, TV and phone point. There is a glass door which leads out to the patio, enjoy beautiful views of the grounds.

### BATHROOM

Fully tiled and fitted with suite comprising of bath and separate walk-in shower, WC, vanity unit with sink and mirror above.

Cleaning of communal windows

• Water rates for communal areas and apartments

• Electricity, heating, lighting and power to communal areas



# 1 BEDROOMS £100,000

- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external
- redecoration of communal areas
- Buildings insurance
- One Hours domestic support per a week is included within the service charge.

The service charge is £10,673.99 per annum (for financial year ending 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### CAR PARKING (PERMIT SCHEME) SUBJECT TO **AVAILABILIT**

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### LEASEHOLD

125 Years From the 1st January 2010 Ground Rent: £435 per annum Ground Rent Review: 1st January 2025

### **ADDITIONAL INFORMATION & SERVICES**

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage







