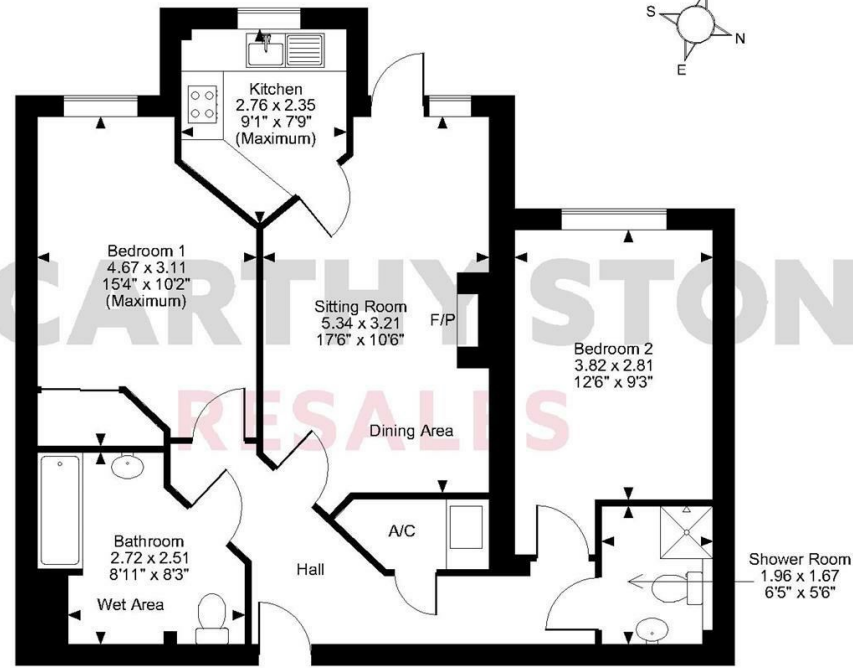


Cherrett Court, 557 Ringwood Road, Ferndown
 Approximate Gross Internal Area
 743 Sq Ft/69 Sq M



Ground Floor

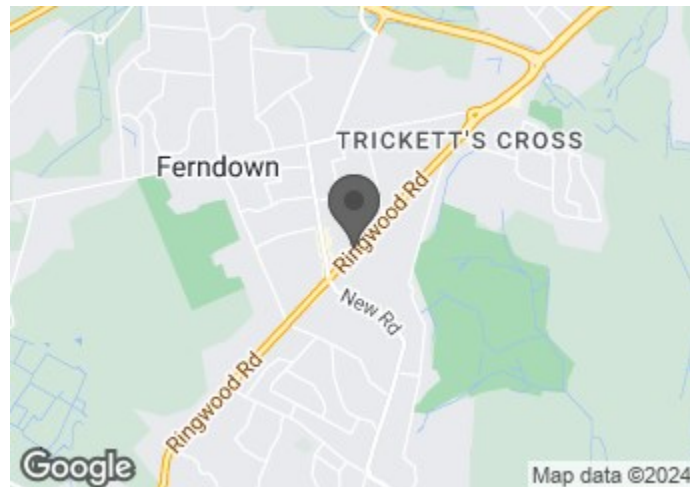
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

2 CHERRETT COURT RINGWOOD ROAD, FERNDOWN, BH22 9FE



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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TWO BEDDED GROUND FLOOR Retirement Apartment offered in GREAT CONDITION with direct access to the developments gardens

ASKING PRICE £210,000 LEASEHOLD

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

CHERRETT COURT, RINGWOOD ROAD, FERNDOWN, BH22 9FE

2 BED | £210,000

ENTRANCE HALL

Front door leads to the entrance hall with the 24-hour Tunstall emergency response pull cord system, security door entry system with intercom. There is a walk-in storage cupboard/airing cupboard with boiler supplying domestic hot water. Illuminated light switches. A feature glazed panelled door leads to the living room.

LIVING ROOM

A welcoming room with a double-glazed French door with matching side panel that opens onto the patio area. Focal point fireplace with inset electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, two electric panel heaters, raised electric power sockets. Door to a separate kitchen.

KITCHEN

Electrically operated double-glazed window overlooking the gardens, with a range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. extensive built-in appliances comprise; a four-ringed hob with extractor hood over, waist-high oven and concealed fridge and freezer. extensively tiled walls and fully tiled floor.

MASTER BEDROOM

A spacious bedroom. Electric panel heater. Built-in wardrobe with shelving, hanging rail and mirror-fronted doors. Ceiling lights, TV and phone point.

SECOND BEDROOM

A good size second bedroom. Electric panel heater. Ceiling lights, TV and phone point.

WETROOM

Modern white suite comprising; W.C. vanity wash-basin with undersink storage and mirror and shaver point over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and separate electric wall heater, fully tiled walls and wet room styled vinyl flooring.

SHOWER ROOM/WC

A very convenient second WC/shower room with shower cubicle, wash hand basin and emergency pull cord.

SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds

- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £14,324.08 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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 INFORMATION

125 Years From the 1st January 2010

Ground Rent: £510 per annum

Ground Rent Review: 1st January 2025

ADDITIONAL INFORMATION & SERVICES

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

