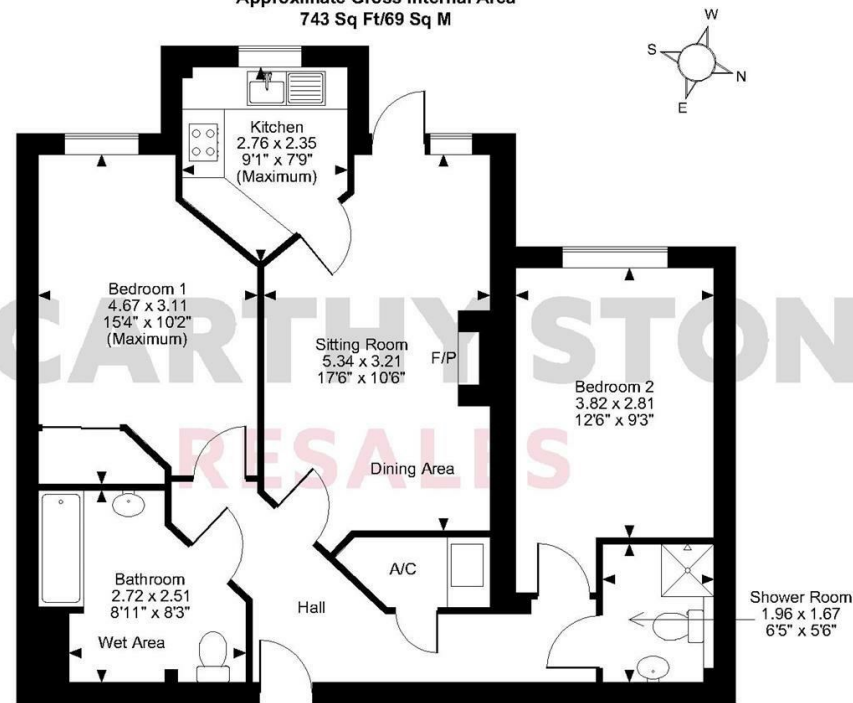


Cherrett Court, 557 Ringwood Road, Ferndown
Approximate Gross Internal Area
743 Sq Ft/69 Sq M



Ground Floor

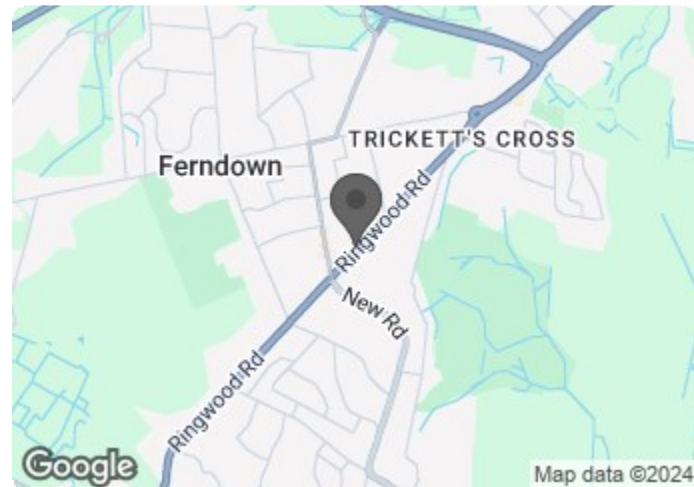
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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2 Cherrett Court

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			
England & Wales	EU Directive 2002/91/EC		

Asking price £190,500 Leasehold

Join us for our festive open event - Thursday 19th December 2024 - From 10am-4pm - Book your place today!

LUNCH ON US! - BOOK A VIEWING AND ENJOY A FREE LUNCH IN OUR ONSITE RESTAURANT.

A delightful, well-presented ground floor retirement apartment with two double bedrooms and two bathrooms including a walk-in wet room and with direct access to the landscaped gardens.

Call us on 0345 556 4104 to find out more.

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Cherrett Court, Ringwood Road, Ferndown, BH22 9FE

2 bed | £190,500

Summary

Cherrett Court is a Retirement Living Plus development built by renowned award-winning retirement house builders McCarthy & Stone and designed specifically to support independent living for those over the age of 70.

The development is well located within an easy level walk of local shops and amenities, and enjoys extensive facilities including a communal lounge, an excellent restaurant, a guest suite and lovely landscaped gardens. Peace of mind is provided by the Estate Manager and professional and caring staff who are onsite 24 hours a day to oversee the smooth running of the development. They also ensure a quick response to the 24-hour emergency call system provided by a personal pendant with call points throughout the apartment.

Recently redecorated throughout, the apartment offers a very comfortable living room, a well equipped kitchen with built in appliances, a wet room styled bathroom with bath and separate walk-in shower and a separate second shower room, two good-sized double bedrooms and a patio door leading to the lovely landscaped gardens. The apartment benefits from a very quiet location but with close, easy level access to all of the communal facilities.

Cherrett Court organises regular events and activities for the residents. The facilities include a fully equipped laundry room, mobility scooter store and a restaurant which is table service and serves freshly prepared meals daily. There is guest suite accommodation which can be booked (fees apply). 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

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. Walk-in storage cupboard/airing cupboard with boiler supplying domestic hot water. Illuminated light switches. A feature glazed paneled 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 incorporating an inset stainless steel sink unit and built-in appliances comprising a four-ringed hob with extractor hood over, waist-high oven and concealed fridge and freezer. The kitchen benefits from extensively tiled walls and a fully tiled floor.

Master Bedroom

A spacious double 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 double bedroom. Electric panel heater. Ceiling lights, TV and phone point.

Wetroom

Modern white suite comprising; WC, vanity wash-basin with under sink 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 (for financial year ending 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 availability

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

