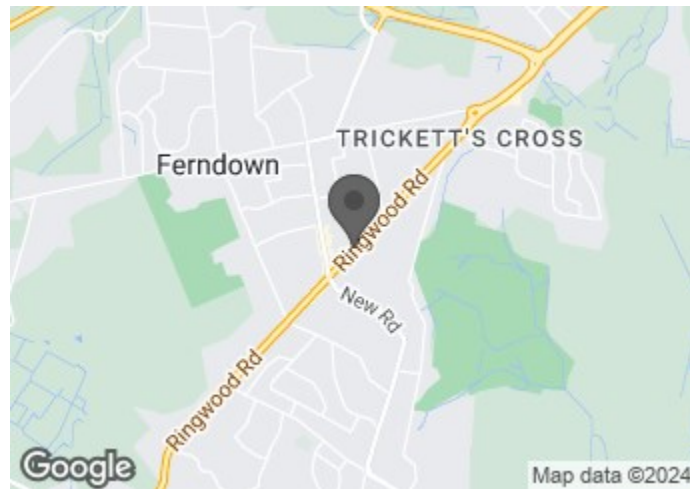


APPROX. GROSS INTERNAL FLOOR AREA 606 SQ FT / 56 SQM	Cherrett Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Date: 27/10/22
	photoplan

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>81</b>	<b>85</b>

**McCARTHY STONE**  
RESALES

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**McCARTHY STONE**  
RESALES

**44 CHERRETT COURT**  
RINGWOOD ROAD, FERNDOWN, BH22 9FE



BRIGHT & SPACIOUS one bedded retirement apartment situated on the ground floor OFFERED IN GREAT CONDITION and priced COMPETITIVELY for a quick sale.

**ASKING PRICE £79,995 LEASEHOLD**

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

# CHERRET COURT, RINGWOOD ROAD, FERNDOWN, BH22 9FE

1 BED | £79,995

## CHERRETT COURT

Cherrett Court is an Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s. The development has a Estate Manager who leads the team and oversees the development. The apartment comprises of one bedroom, lounge a fully fitted kitchen, underfloor heating, fitted and tiled bathroom with seperate shower and a 24 hour emergency call system.

Communal facilities homeowners lounge where social events and activities take place the lounge overlooks the landscaped communal gardens. 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.

## ENTRANCE HALL

Front door with leads to the good sized entrance hall. 24-hour Tunstall emergency response pull cord system. From the hallway there are doors to living room, the bedroom, the shower room, and airing cupboard/storage. Illuminated light switches and smoke detector, Security door entry system with intercom and emergency pull cord located in the hall.

## LIVING ROOM

This bright and airy living room benefits from a double glazed door leading onto a spacious balcony. Feature fire 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

## BATHROOM

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

## ADDITIONAL INFORMATION & SERVICES

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

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 Date: January 2025

