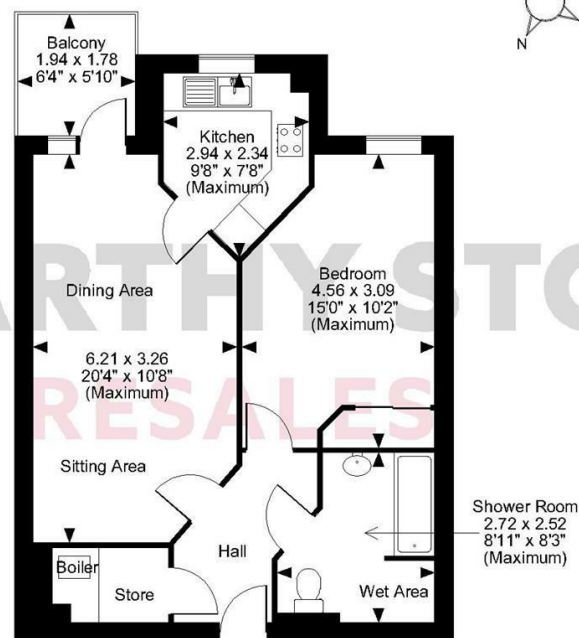
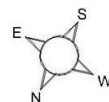


Cherrett Court, Ringwood Road, Ferndown
 Approximate Gross Internal Area
 545 Sq Ft/51 Sq M
 Balcony external area = 39 Sq Ft/4 Sq M



First Floor

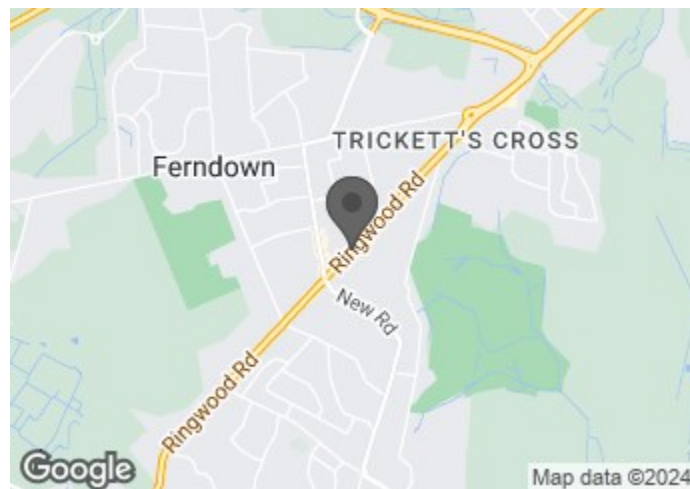
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

26 CHERRETT COURT, RINGWOOD ROAD, FERNDOWN, BH22 9FE



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES



Welcome to Cherrett Court in the heart of Ferndown! This purpose-built first floor apartment offers a lovely reception room, a cosy bedroom, and a modern bathroom. Enjoy the bright and spacious living area that leads to a walk-out balcony, perfect for soaking up the sun.

As a resident, you'll receive one hour of domestic assistance per week, making life a breeze. Book a tour today and enjoy lunch on us! Ideal for over 70s looking for a comfortable and convenient retirement living.

ASKING PRICE £130,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



CHERRETT COURT, RINGWOOD ROAD, FERNDOWN, BH22 9FE

1 BED | £130,000

SUMMARY

Cherrett Court is an Retirement Living Plus development constructed by renowned award-winning retirement developers 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 excellent local facilities.

The development, set among mature trees, enjoys extensive amenities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, and lovely landscaped gardens. Then of course there is the all-important peace-of-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 an active social scene at Cherrett Court with regular events and activities so it's very easy to meet and make new friends; there is absolutely never a reason to feel alone yet equally every opportunity to remain as private as you wish. There is a fully equipped laundry room, mobility scooter store and a table service serving affordable freshly prepared meals daily. If family and friends wish to visit, there is guest suite accommodation which can be booked (a small nightly charge applies) 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 there may be a waiting list.

ENTRANCE HALLWAY

The entrance door, equipped with a security spy hole, opens into a spacious hallway. This area features a 24-hour emergency response pull cord system. Security door entrance system providing a verbal link to the developments entrance. The hallway includes a walk-in store/airing cupboard with light, shelving, boiler, and a concealed Vent Axia system. Additional

amenities include illuminated light switches and a panel heater. A feature glazed panelled door leads into the living room.

LIVING ROOM

The living room features a south-east facing double-glazed window, allowing plenty of natural light to fill the space. A focal point fireplace with a pebble effect electric fire adds warmth and charm. The room is equipped with TV and telephone points, two ceiling lights, fitted carpets, a panel heater, and raised electric power sockets for convenience. A feature glazed panelled door leads to the kitchen, while a separate door provides access to a walk-out balcony.

KITCHEN

The kitchen features an electrically operated double-glazed window facing south, providing ample natural light. It boasts an excellent range of maple-effect fitted units with contrasting laminate worktops and an inset stainless steel sink unit. The comprehensive range of built-in appliances includes a four-ring hob with an extractor hood above, a waist-level oven, and a concealed fridge and freezer. The kitchen is further enhanced by extensively tiled walls and a fully tiled floor.

BEDROOM

The bedroom is of a good size and features a double-glazed window, providing a bright and airy atmosphere. It includes an electric panel heater and a built-in wardrobe with shelving, hanging space, and mirror-fronted doors. The room is equipped with ceiling lights, as well as TV and phone points for added convenience.

BATHROOM

Modern white suite comprising; W.C. Built-in Vanity wash-basin with under-sink store cupboard and mirror, shaver point and light over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and electric wall heater, fully tiled walls and wetroom flooring.

SERVICE CHARGE (BREAKDOWN)

- 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 does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £10,673.88 annually until 31/03/2025.

CAR PARKING (PERMIT SCHEME)

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.

ADDITIONAL INFORMATION & SERVICES

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

LEASE INFORMATION

Lease Length: 125 years From 2010

Ground Rent: £435

Ground rent review: Jan-25

