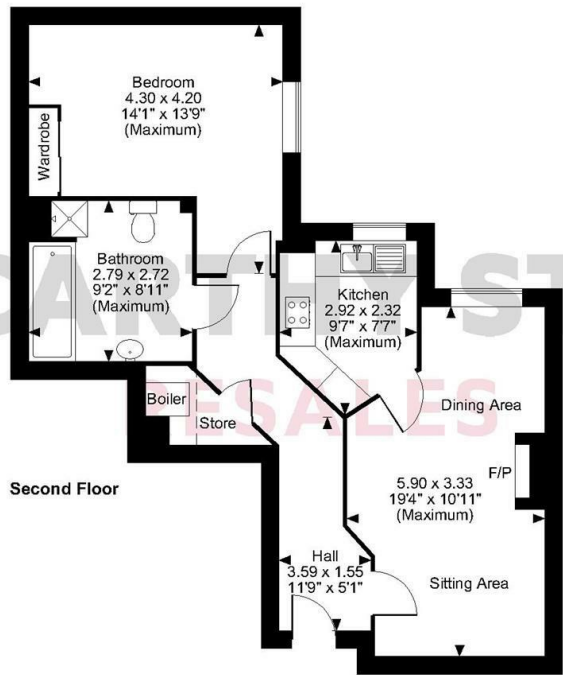
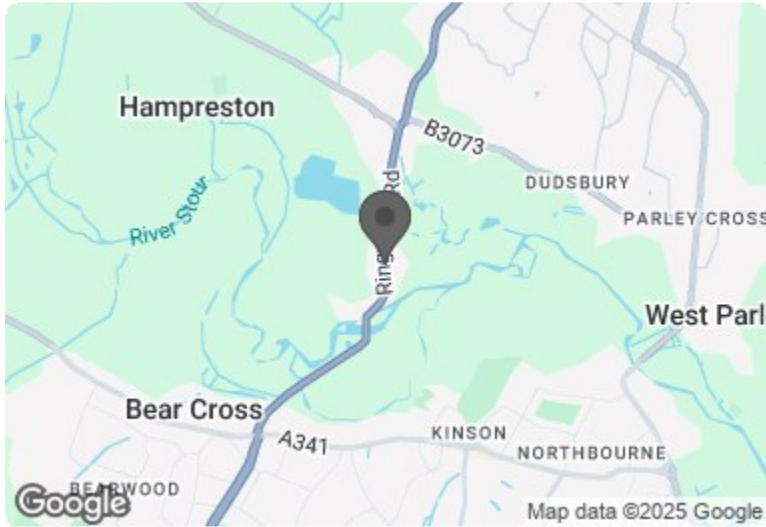


Cherrett Court, Ringwood Road, Ferndown  
Approximate Gross Internal Area  
588 Sq Ft/55 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ Denotes restricted head height  
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Council Tax Band:



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



## 34 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE

PRICE  
REDUCED



PRICE REDUCTION

Asking price £85,000 Leasehold

\* ENJOY LUNCH ON US WHEN YOU BOOK A VIEWING \*

One bedroom Retirement Living Plus apartment situated on the second floor and offered in  
SUPERB CONDITION.

Call us on 0345 556 4104 to find out more.



# Cherrett Court, Ringwood Road, Ferndown,

# 1 Bed | £85,000



### 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

Entrance door with security spy hole leads to a spacious hallway with space for typical hall furniture. 24-hour emergency response pull cord system, security door entry system with intercom providing both a audio and visual link to the main entrance. There is a walk-in store/airing cupboard cupboard with light, shelving, boiler and concealed Vent Axia system.

Illuminated light switches, panel heater. A feature glazed panelled door leads to the living room.

### Living Room

With a double-glazed window overlooking the landscaped garden to the side of the development. Focal point fireplace with pebble effect electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, panel heater, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

### Kitchen

Electrically operated double-glazed window, excellent range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Four-ringed hob with extractor hood over and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

### Bedroom

Of a good size with a double-glazed window. Electric panel heater. Built-in wardrobe with shelving hanging space and mirror-fronted doors. Ceiling lights, TV and phone point.

### 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)

- 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: £11,134.84 per annum (up to financial year end 21/03/2026).

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)

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.

### Lease Information

Lease Length: 125 years From 2010  
Ground Rent: £435  
Ground rent review: Jan-25

### Additional Information and Services

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

