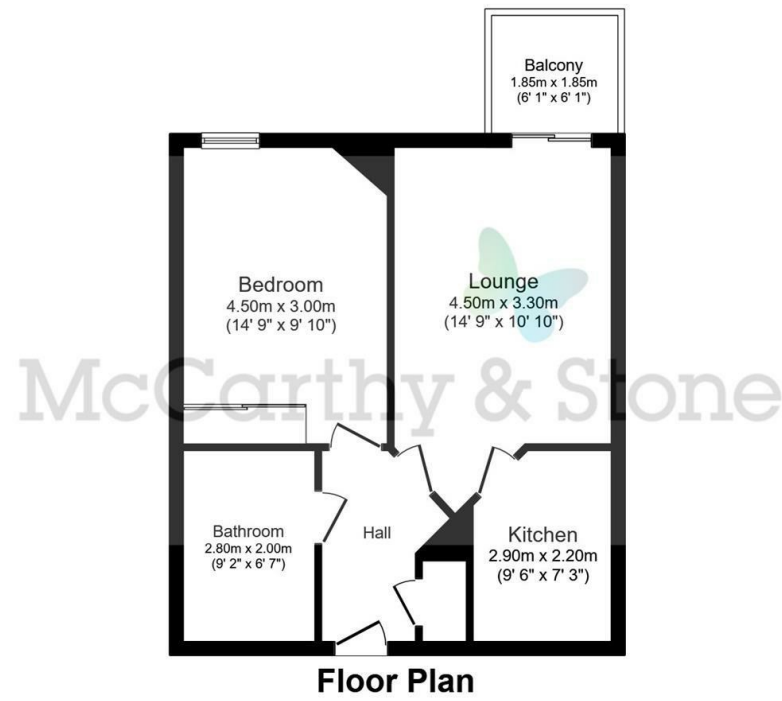


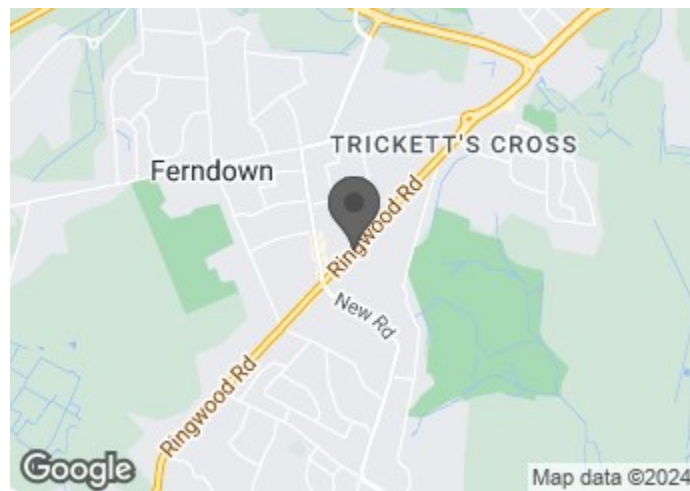
McCARTHY STONE RESALES

42 CHERRETT COURT RINGWOOD ROAD, FERNDOWN, BH22 9FE



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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	74



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CHERRETT COURT - BOOK NOW!

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A BEAUTIFULLY PRESENTED TOP FLOOR RETIREMENT APARTMENT WITH BALCONY
AND VIEWS OVER THE GARDEN *** VIEWING RECOMMENDED***

PRICE REDUCTION

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CHERRET COURT, FERNDOWN, DORSET

1 BEDROOMS £115,000

Cherrett Court is an Retirement Living Plus development (formally assisted living) built by renowned award-winning retirement house builders McCarthy & Stone and designed specifically for independent living for those aged over the age of 70. The development is well located within easy level walk of local facilities and enjoys extensive facilities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, guest suite for visiting family and friends (for which a small nightly charge is made) and lovely landscaped gardens. There is also the 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.

This lovely apartment is tastefully decorated and beautifully presented with the obvious benefit of a private balcony leading from the good-sized living room. There is a well-equipped kitchen with built-in appliances, wet room styled bathroom, and an excellent double bedroom.

There is a very active social scene at Cherrett Court with regular events and activities and it's very easy to meet and make new friends. 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. Car parking is by an annual permit at a charge of around £250 per annum, for which there may be a waiting list.

ENTRANCE HALL

Front door with security spy hole leads to the entrance hall with the 24-hour Tunstall emergency response pull cord system, security door entry system with intercom providing both a audio

and visual link to the main entrance. Walk-in storage/airing cupboard with shelving. Illuminated light switches. A feature glazed panelled door leads to the living room.

LIVING ROOM

A beautifully presented and very welcoming room with a double-glazed French door with matching side panel opening onto the private balcony. There is a further window with a pleasant outlook. Focal point fireplace with inset electric fire. interesting small niche, TV and telephone points. Two ceiling lights, two electric panel heaters, raised electric power sockets. Feature glazed panelled door to a separate kitchen.

BALCONY

A walk-out balcony with wall to one side overlooks the mature garden and trees to the front of the development and an outlook to the road beyond providing an insight into the daily activity passing by. Outside light and iron balustrade.

KITCHEN

With a 'Velux' remote control opening roof light, quality 'Maple' effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

BEDROOM

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

WET ROOM:

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

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 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.

Service charge: £10,673.99 per annum (for financial year ending 31/03/2025)

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

Lease: 125 Years From 1st Jan 2010
Ground rent: £435 per annum
Ground rent review date: 1st Jan 2025

ADDITIONAL INFORMATION & SERVICES

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

