

12 St Marys Mews

Fernlea Avenue, Ferndown, Dorset, BH22 8HF



PRICE: £115,000

Lease: 99 years from 1989

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH ACCESS TO COMMUNAL GARDENS. St Mary's Mews was constructed by Anglia Secure Homes and comprises 67 properties served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
Hairdressing Salon
24 hour emergency Appello call system
Development Manager
Communal Satellite Dish (additional fees apply)

Lift to all floors
Communal Laundry and Guest Suite
Minimum Age 60
Lease: 99 years from 1989

**For more details or to make an appointment to view, please contact
Rachel Hazell**

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder and storage space. Storage heater. Emergency pull cord. Laminate flooring.

LIVING ROOM WITH PATIO DOOR

Patio door leads to communal gardens. Ceiling light fittings, storage heater, power points, TV aerial point, telephone point, security door entry system, emergency pull cord. Glass doors lead to the kitchen.

KITCHEN

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Electric cooker. Free standing fridge and washing machine. Power points. strip light. Laminate flooring.

BEDROOM WITH WINDOW

Built in wardrobe with hanging rail and shelf over. Wall heater, wall light fitting and ceiling light, power points, emergency intercom.

BATHROOM

Tiled and fitted with suite comprising walk-in shower with emergency push button and grab rail. WC with low level flush and grab rail. Sink with mirror over. Wall light, extractor fan, wall mounted electric heater.

RETIREMENT HOMESearch

Annual Service Charge:

£3,595.72

Annual Ground Rent:

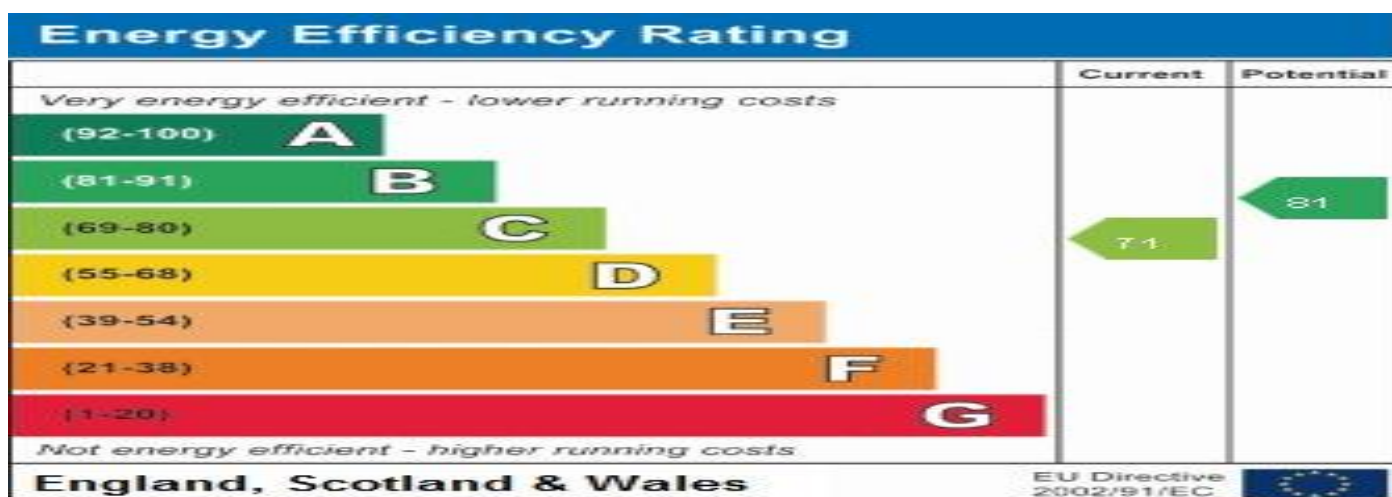
£260.15

For Financial Year Ending:

31.12.25



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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