

7 St Marys Mews

Fernlea Avenue, Ferndown, Dorset, BH22 8HF



PRICE: Guide Price £190,000

Lease: 99 years from 1989

Property Description:

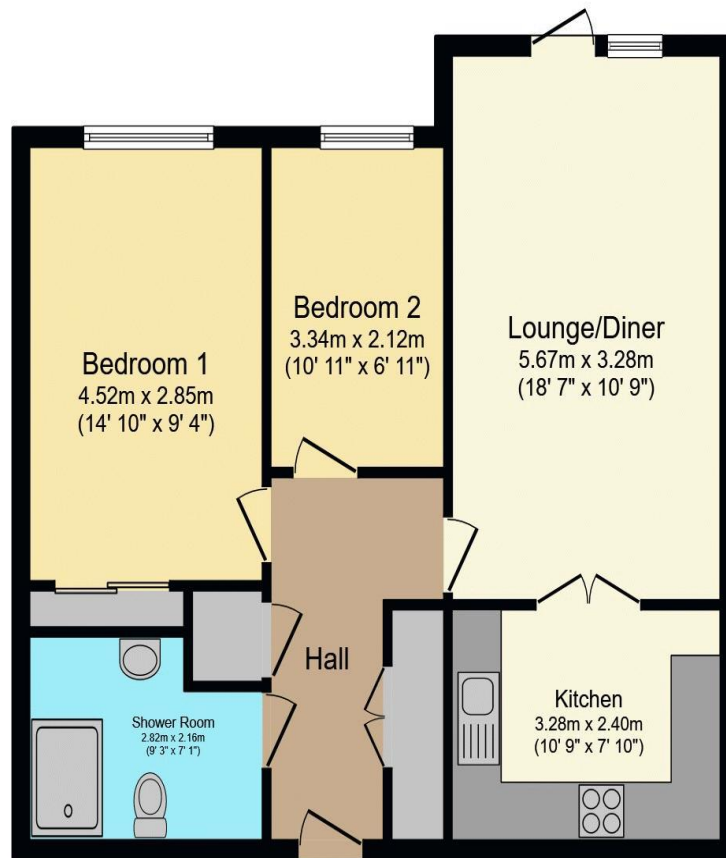
A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR. St Mary's Mews was constructed by Anglia Secure Homes and comprises 67 properties served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the 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**



Total floor area 64.1 sq.m. (690 sq.ft.) approx

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).
Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£284.61

Ground Rent Period Review:

2034

Annual Service Charge:

£4,494.65

Council Tax Band:

D

Event Fees:

**1% Transfer
NIL Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.