



458 flat 8 Ringwood Road  
, Ferndown, BH22 9BS

**Asking price £125,000**



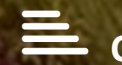
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St Georges Court is a development for over 55's set in immaculate mature communal gardens with resident and guest parking. It is located within easy reach of Ferndown town centre with its array of shops, cafés, and amenities with good public transport to Bournemouth, Poole, Christchurch and beyond.

The facilities on offer include secure entryphone system, resident's lounge, laundry room, mobility scooter storage and a bookable guest suite for family members. A house manager is on site during weekdays and regular social events are arranged, adding to the community feel of the residence.

This one-bedroom ground floor apartment is conveniently situated in an excellent spot close to the main entrance, and communal facilities for ease of access. A private terrace leads on to the shared gardens. The whole development is wheelchair accessible, and a 24-hour careline alarm system is in place. Pets are generally accepted at discretion.

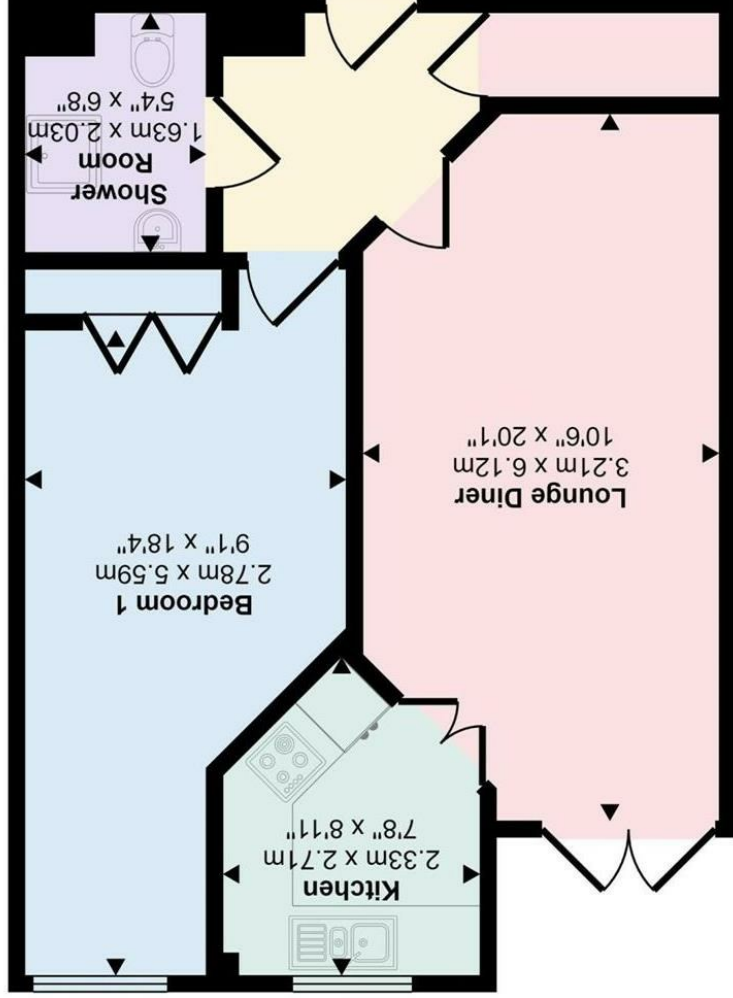




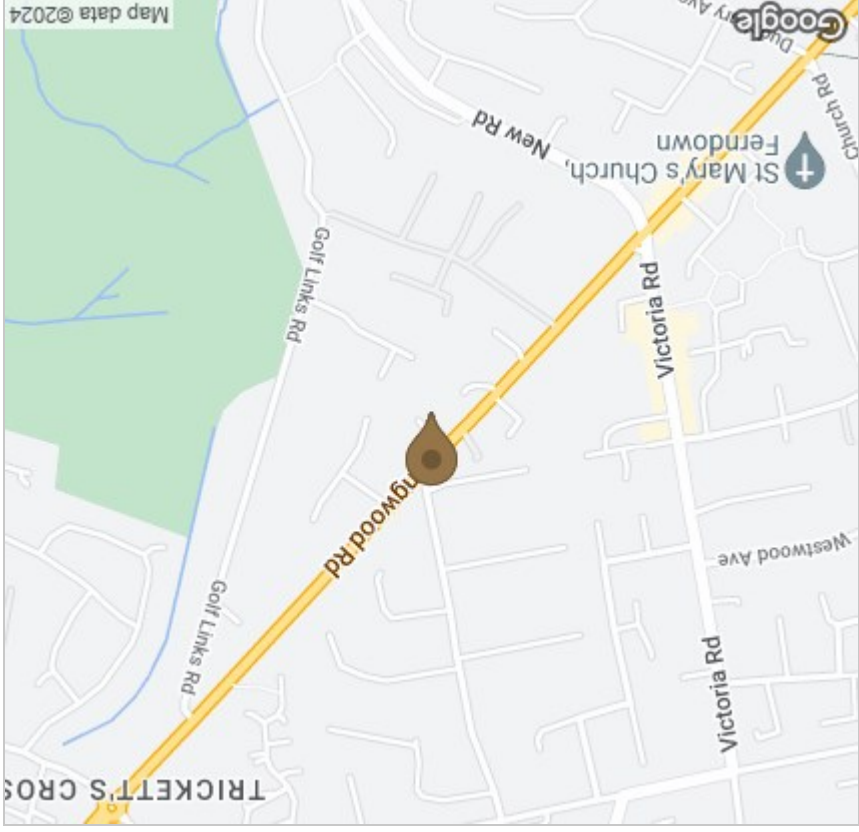
The accommodation comprises:  
Private entrance into hallway with spacious storage cupboard and separate airing cupboard. The living room/dining room has a feature fireplace with electric fire and a glazed door leading onto the private terrace. The fitted kitchen has a built-in oven and hob with space for low level fridge and freezer. The bedroom is of a good size with built in mirrored wardrobes and space for a study area / further storage. The adjacent shower room has been recently re-fitted.  
Lease remaining : 103 years

## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



Energy Efficiency Rating	
Potential	Current
80	82

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

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