



**Connells**

St Georges Court Ringwood Road  
Ferndown





### Property Description

Ground floor two bedroom retirement flat in good decorative order and is offered with no chain, ideally situated in a very popular development close to Ferndown town centre and is very well placed for shops, local amenities and transport links.

This property comprises a spacious lounge, kitchen, two bedrooms, shower room and a private patio area accessed via the lounge and resident parking, there is also a resident lounge, kitchen and gardens and In House Manager for security.

### Entrance Hall

Carpeted with doors to all rooms and two spacious storage cupboard, intercom and Apello careline/emergency system .

### Lounge

16' 4" x 11' 1" ( 4.98m x 3.38m )

Carpeted with side aspect window and rear aspect double glazed doors opening out to a small private patio area, feature fireplace and mantle, TV point, radiator and double doors to kitchen.

### Kitchen

10' 1" x 5' 5" ( 3.07m x 1.65m )

Wooden effect flooring with rear aspect double glazed window, a range of high glass wall and base units with 4 ring induction hob inset into worktop with electric extractor hood and fan over, oven with electrical fan heater at ground level, stainless steel sink with drainer and mixer tap and washing machine and fridge/freezer.

### Bedroom 1

13' 1" x 9' 1" ( 3.99m x 2.77m )

Carpeted with side aspect double glazed window, a range of fitted wardrobes, draws, dressing table and bedside tables and radiator.

### Bedroom 2

13' 1" x 7' 8" ( 3.99m x 2.34m )

Carpeted with side aspect double glazed window, a range of fitted wardrobes, draws, desk and radiator.

### Shower Room

Tiled floor with underfloor heating and fully tiled walls with low level WC, hand wash basin with mixer tap set into a vanity unit with a range of draws and cupboards and light up vanity mirror over, shower cubical with glass shower screen and ladder radiator.

### Outside

Access to a private patio area, residential parking and gardens.















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](http://www.focalagent.com)

To view this property please contact Connells on

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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 4500.00

Ground Rent:  
 430.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN306179](http://connells.co.uk/Property/FDN306179)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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