



HEARNES

WHERE SERVICE COUNTS

**Cherrett Court, 557 Ringwood Road
Ferndown, Dorset BH22 9FE**

Cherrett Court, 557 Ringwood Road, Ferndown, Dorset BH22 9FE

LEASEHOLD PRICE £135,000

An immaculately presented and quietly situated first floor one double bedroom retirement apartment, enjoying a pleasant outlook over the communal gardens and enjoying a small select development which is perfectly positioned for ease of access to all facilities in central Ferndown.

The well-planned accommodation includes a generous size lounge/dining room which offers a pleasant outlook over the communal gardens and has an eclectic living flame fire with an ornately moulded surround. A door leads through from the lounge/dining room into a modern kitchen. The kitchen has a good range of integrated appliances to include an oven, hob and extractor, fridge and freezer, with attractive tiled splashbacks, a good range of base and wall units, a tiled floor and a double glazed window also enjoys views over the communal gardens. In the entrance hall there is a large storage cupboard.

There is a good size double bedroom which has fitted floor to ceiling wardrobes with sliding doors. Next to the bedroom there is a large wet room/bathroom which incorporates a walk-in shower area, low level panelled bath, wc, wash hand basin with vanity storage beneath and fully tiled walls.

Further benefits include a security entry phone intercoms system, double glazing and electric heating. The property is also offered with no onward chain.

Cherrett Court is a delightful, assisted living complex constructed in 2010 by McCarthy & Stone for residents over 70 years of age (or such other age as the Landlord may in its discretion permit). There is an extra range of facilities including a function room, residents lounge, guest suite, battery/scooter store, laundry room and car parking for resident permit holders. There is an excellent, subsidised waitress service restaurant. Personalised care packages can be arranged including house carers who are on hand 24 hours a day. Care can include dressing, undressing, bathing and medical monitoring in addition an hour's domestic help is included in the service charge and extra help with cleaning and laundry can be provided if required.

Unlike in other residential developments an onsite residential manager is available 24 hours a day, all year round.

Lease: 125 years from 1st January 2010

Maintenance: £621.00 per month

Ground Rent: £217 every 6 months

COUNCIL TAX BAND: C

EPC RATING: C

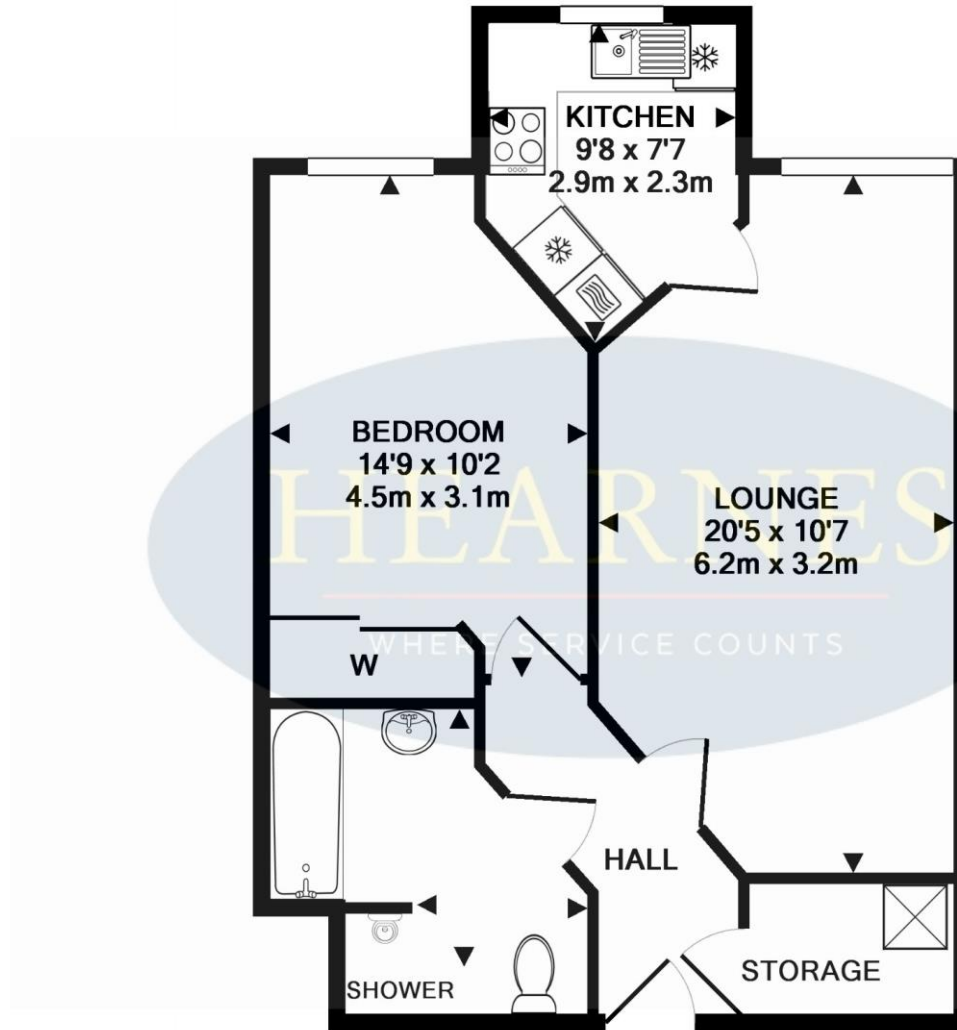
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



View from the lounge window.



Communal Garden



TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

Residents Restaurant



Residents Lounge

