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**Draft Particulars**

**Ground Floor Retirement Flat in Popular Complex Close to Shops & Services**

**Tenure: Leasehold 57 years remaining      approx 36 sq meters (387 sq ft)**

**15 Homelands House,  
535 Ringwood Road, Ferndown. BH22 9DA**

**Price £85,000**

- Hall
- Lounge/Dining Room leading to Gardens
- Modern Kitchen
- Double Bedroom
- Modern Shower Room
- PVCu Double-Glazing
- Electric Heating
- House Manager & Security Entry System
- Residents Lounge & Laundry Room
- Lift & Guest Suite
- Pleasant Communal Grounds
- Viewing Recommended! No Chain!



**Spacious 1-bedroom GROUND floor RETIREMENT FLAT** with door to gardens. The property occupies a quiet location within the block and has a pleasant outlook over the delightful landscaped gardens. This well maintained block is set in an ideal location in the heart of Ferndown town centre, perfect for shops, services & bus routes.

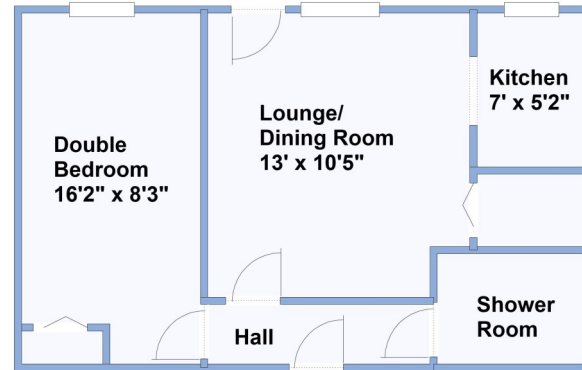
The block benefits from a Lift, House Manager, Security Entry System, active Residents Lounge and Laundry Room.

**Accommodation and approximate room sizes:**

- **Entrance Hall**
- **Lounge/Dining Room:** Ample space for lounge & dining suite. Double-glazed window & door to delightful communal gardens. Deep store/airing cupboard.
- **Kitchen:** Range of base and wall units. Work tops with inset sink unit. Fitted electric Cooker & fridge. Space for freezer. Kitchen window with view of gardens.
- **Double Bedroom:** Built-in double wardrobe. Double-glazed window with view of gardens.
- **Shower Room:** Large shower cubicle. Vanity wash basin & WC. Extractor fan & Chrome heated towel rail.
- **Electric Heating**
- **Security Entry System**
- **Lift to all floors & House Manager**
- **Residents Lounge, Laundry Room & Guest Suite**
- **Lease:** approx 57 years remaining
- **Ground Rent:** £423.38 per year
- **Service Charge:** approx £3,364.62 per annum
- **Council Tax Band 'A'**
- **Energy Rating : 'C'**
- **Viewing Essential!**
- **No Chain!**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04983



This drawing has been prepared for diagrammatic purposes only. Not to scale.

