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Extended Lease

Draft Particulars

Larger Ground Floor Retirement Flat in Popular Complex Close to Shops & Services
Tenure: Leasehold—approx. 96 years remaining **Approx 42 sq meters (452 sq ft)**

**Homelands House,
535 Ringwood Road, Ferndown. BH22 9DB**

Price £89,950

- Hall
- Lounge/Dining Room
- 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!

Larger GROUND FLOOR apartment WITH extended lease.

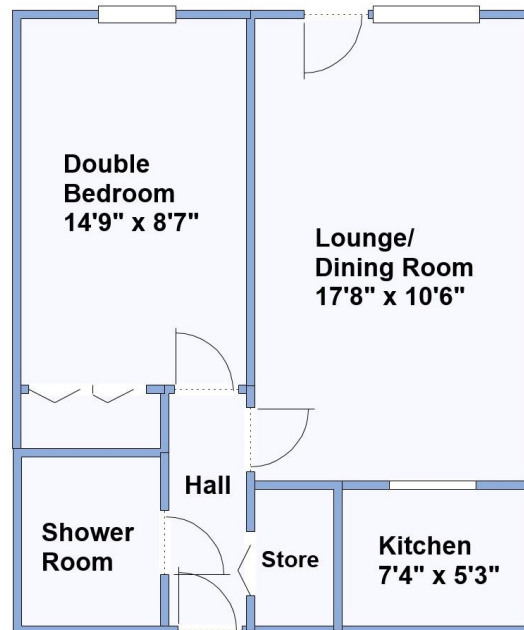
Charming, modern accommodation that offers a serene and comfortable living experience. The property occupies a **QUIET** location within the block and provides close access to the laundry room, pleasant communal gardens & pedestrian gate, giving easy access to the high street shops & bus services. The block is well maintained and benefits from a Lift, House Manager, Security Entry System, active Residents Lounge and Laundry Room.

Accommodation and approximate room sizes:

- **Hall:** Large store/airing cupboard.
- **Lounge/Dining Room:** Plenty of space for lounge & dining area. Electric radiator. Double-glazed window & door to garden.
- **Kitchen:** Good range of base and wall units. Roll top work surface with inset stainless steel sink unit. Electric cooker point. Space for fridge/freezer.
- **Double Bedroom:** Recessed wardrobe. Double-glazed window.
- **Shower Room:** Modern suite with fully tiled walls. Large easy entry shower cubicle with Mira electric shower. Vanity wash basin & WC. Chrome heated towel rail. Mirror fronted medicine cabinet. Extractor fan.
- **Security Entry System**
- **Lift to all floors & House Manager**
- **Residents Lounge & Laundry Room**
- **Leasehold:** approx 96 years remaining
- **Ground Rent:** £449.25 per half year
- **Service Charge:** approx £1741 per half year
- **Council Tax Band 'A'** **Energy Rating : 'tbc'**
- **Pets considered by with management approval.**
- **Viewing essential!**



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 W05103



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

