

Well Presented First Floor Retirement Flat in Popular Complex Close to Shops & Services

Tenure: Leasehold—Extended Lease approx 145 years remaining Larger Design approx 430 sq meters (409 sq ft)

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

Price £79,950

- Hall
- Lounge/Dining Room
- Modern Kitchen
- Double Bedroom with fitted wardrobes
- 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 (430 sq ft) 1-bedroom first floor RETIREMENT FLAT with delightful GARDEN VIEW. The property occupies a quiet location within the block and is one of the larger designs. 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:

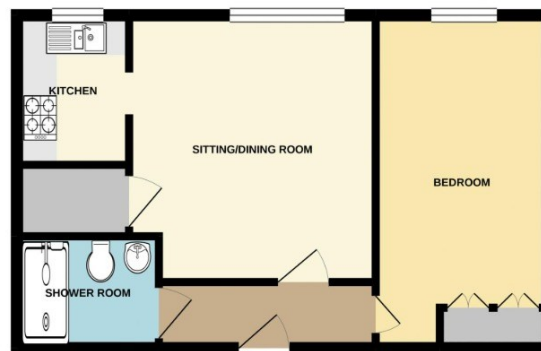
- Entrance Hall
- Lounge/Dining Room: Approx 13' x 11'8". Ample space for lounge & dining suite. Double-glazed window view of communal gardens. Feature electric wall fire. Deep store/airing cupboard.
- Kitchen: Approx 7'4" x 5'4". Range of base and wall units. Work tops with stainless steel sink unit. Built-in oven, hob & hood. Space for fridge. Window overlooking landscaped gardens.
- Double Bedroom: Approx 16' x 8'4". Large built-in wardrobe. Double-glazed window overlooking garden.
- Shower Room: Large shower cubicle. Vanity wash basin & WC. Extractor fan & heated towel rail.
- Electric Heating
- Security Entry System
- Lift to all floors & House Manager
- Residents Lounge, Laundry Room & Guest Suite
- **Extended Lease: approx 145 years remaining**
- Ground Rent: £211.69 per half year
- Service Charge: approx £3,500 per annum
- Council Tax Band 'A' Energy Rating : 'C'
- Viewing Essential!
- No Chain!



Residents Lounge



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 W05165



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

**Viewing
Recommended!**



Shower Room



Town Centre Location



Kitchen



Lounge/Dining Room



View from Lounge, Kitchen & Bedroom