

95 HOMELANDS HOUSE

FERNDOWN  
Dorset, BH22 9DD

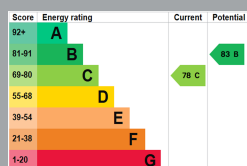
£900 PCM

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# A SPACIOUS SECOND FLOOR RETIREMENT APARTMENT WITHIN THIS VERY POPULAR & CONVENIENT DEVELOPMENT

- Double Bedroom
- Communal Laundry and Day Room
- Offered Unfurnished
- Over 60s Only
- EPC Rating: Band C



Reference: 839021

**Deposit Amount:** £1,038.46

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Electric Heating

**Parking:** Ad Hoc Parking

**Utilities:**

Mains Supply Electricity  
Mains / Private Supply Water - metered

**Drainage:** Mains Supply Drainage

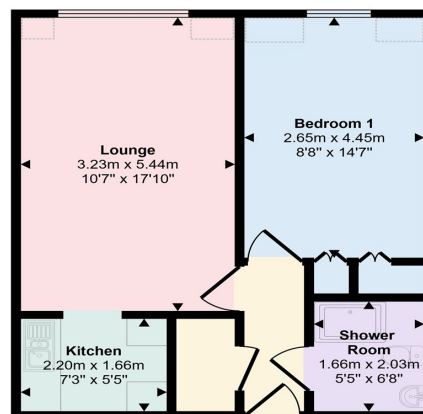
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This well maintained second floor retirement apartment sits within the popular Homelands House and is within very close walking distance to local shops and amenities in Ferndown Town Centre. The block sits within well appointed communal gardens. Tucked within the main entrance hall is the house managers office, who will be on hand, during the day, to provide assistance to the residents and the general running of the block where needed. The second floor can be accessed by either a set of stairs or the lift. The lounge/diner is of a good size, providing ample space for a variety of furniture set ups. The kitchen boasts both base and wall mounted units as well as space for an under-counter fridge and a freestanding electric oven. The bedroom is a good sized double bedroom. This property is offered on an unfurnished basis.



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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