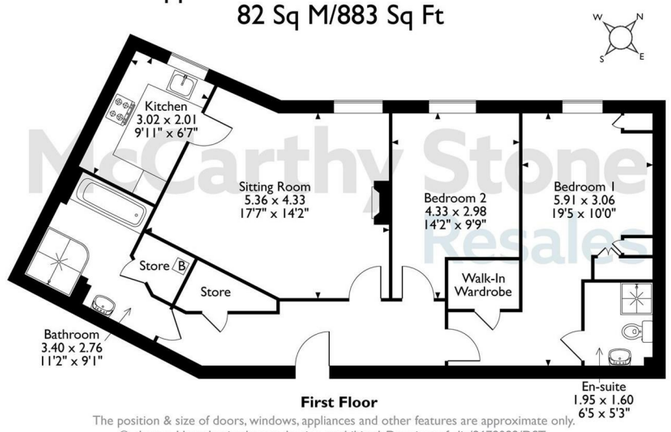
Excellent

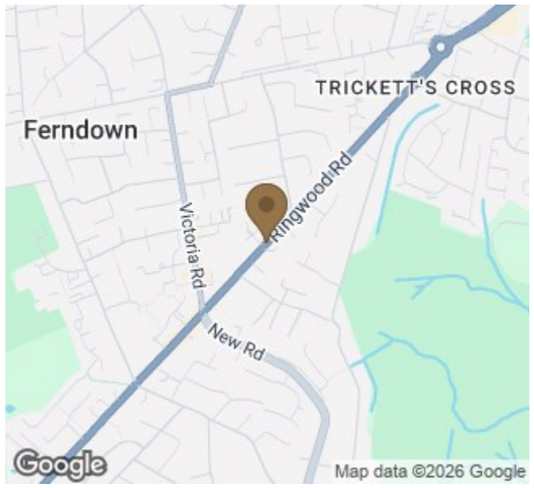
Trustpilot

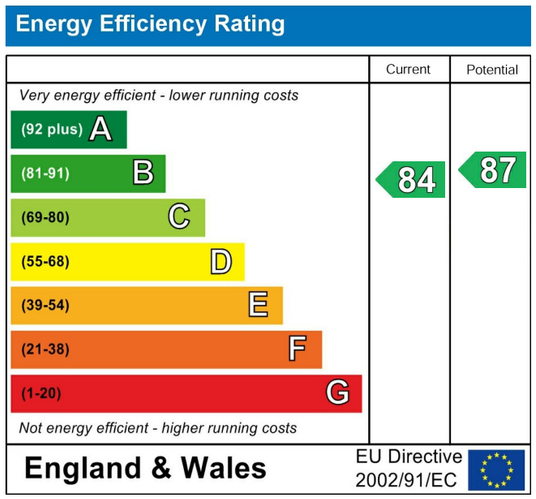
McCarthy & Stone
Resales.

19 Cherrett Court, 557, Ringwood Road, Ferndown
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







19 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 19 Cherrett Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £99,950 Leasehold

Why you'll love living here:

- Retirement Living Plus
- Exceedlingly Spacious 2 Bedroom Apartment
- Main bathroom and Additional Shower Room
- Restaurant with affordable 3-course daily lunch service
- Estate Manager + 24/7 staff on-site
- 24-hour careline for further peace-of-mind
- Super development with great facilities
- Fabulous landscaped gardens
- Communal Lounge for Socialising
- Part Exchange Available

0345 556 4104
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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 Cherrett Court, Ferndown

2 | 1 | Offers over £99,950

Summary
Cherrett Court is an Retirement Living Plus development constructed by renowned award-winning retirement developers McCarthy & Stone and designed specifically for independent living for those aged over the age of 70. The development is well located withing easy level walk of excellent local facilities. The development, set among mature trees, enjoys extensive amenities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, and lovely landscaped gardens. Then of course there is the all-important peace-of-mind provided by the Estate Manager and his staff who oversee the smooth running of the development. There is also a 24 hour emergency care-line facility.

There is a very active social scene at Cherrett Court with regular events and activities and it's very easy to meet and make new friends; there is absolutely never a reason to feel alone yet equally every opportunity to remain as private as you wish. There is a fully equipped laundry room, mobility scooter store and a restaurant which is table service and serves freshly prepared meals daily. If family and friends wish to visit, there is guest suite accommodation which can be booked (a small nightly charge applies) There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Cherrett Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Car parking is by an annual permit at a charge of around £250 per annum, for which there may be a waiting list.

Property Overview
Located on the First floor away from the hustle and bustle but convenient to the lift service to all floors the apartment has an incredibly welcoming sitting room, well-equipped kitchen with built-in appliances, master bedroom with ensuite, good-sized second bedroom and a wet room styled bathroom with bath and separate walk-in shower.

Social Lifestyle
The Communal Lounge is at the heart of the community at Cherrett Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Cherrett Court serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
Cherrett Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

“I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have.” – McCarthy Stone Homeowner

Care and Support
The personal care services available at Farringford Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold
125 Years From 2010
Ground Rent £435 p.a
Ground rent review: 2040

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• One Hours domestic support per a week is included within the service charge.

Annual Service Charge: £14,996.92 for financial year ending 31/03/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













