

for sale

**£70,000** Leasehold



## Homelands House Ringwood Road Ferndown BH22 9DD

A well presented top floor RETIREMENT apartment. Situated in central FERNDOWN and offered to those aged over 60. Benefiting from communal lounge and gardens and access to parking. Briefly comprising of a kitchen into living room, double bedroom with wardrobes and a bathroom with shower cubicle.

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### Entrance Hall

Carpeted with doors to all rooms and intercom system.

### Living Room 12' 9" x 11' 8" ( 3.89m x 3.56m )

Carpeted room with storage cupboard, storage heater and double glazed window.

### Kitchen 7' 2" x 5' 3" ( 2.18m x 1.60m )

Wooden effect flooring, part tiled walls, range of wall and base units, electric 4 ring hob, stainless steel sink with drainer and mixer tap and glazed window.

### Bedroom 16' 10" x 8' 2" ( 5.13m x 2.49m )

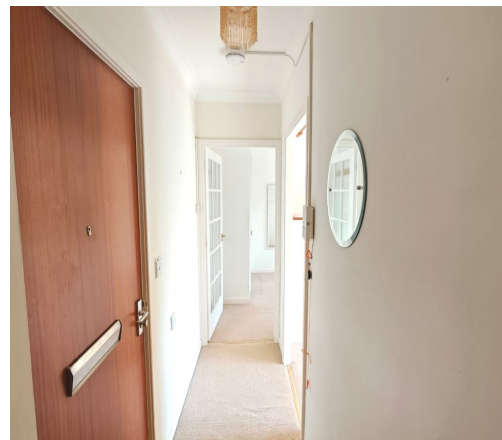
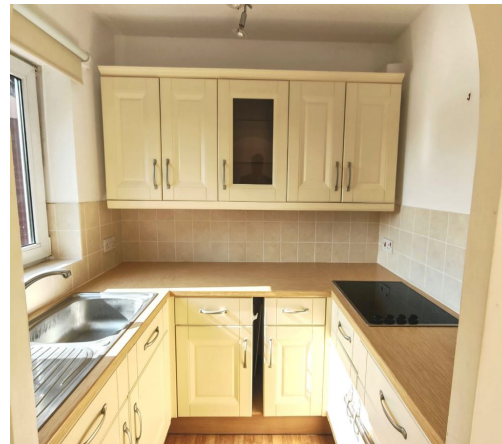
Carpeted with double glazed side aspect window, built in wardrobes and electric radiator.

### Shower Room

Low level WC, hand wash basin, wall mounted mirrored vanity unit, extractor light and emergency pull cord and heated towel rail.

### Communal Areas And Parking

Access to the communal lounge and gardens and parking based on a first come first served basis.



To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
FERNDOWN BH22 9HT

Property Ref: FDN306365 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3364.62

Ground Rent: 423.38

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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