



**Connells**

Homelands House Ringwood Road  
Ferndown



### Property Description

Delightful one bedroom retirement apartment in Ferndown comprising of a sitting room, bathroom, communal lounge, laundry and gardens and close to local transport links to Ferndown and Poole.

Homeland House is a highly sought-after retirement development suitable for residents over the age of 60 and benefits from lift access to all floors.

The development is located a few minutes away from Tesco Supermarket and an array of local amenities.

### Bedroom

carpeted floors, with night storage heater, built in storage wardrobe. side aspect window and wall light.

### Lounge

carpeted lounge with door access to the patio. night storage heater and electric fire.

### Kitchen

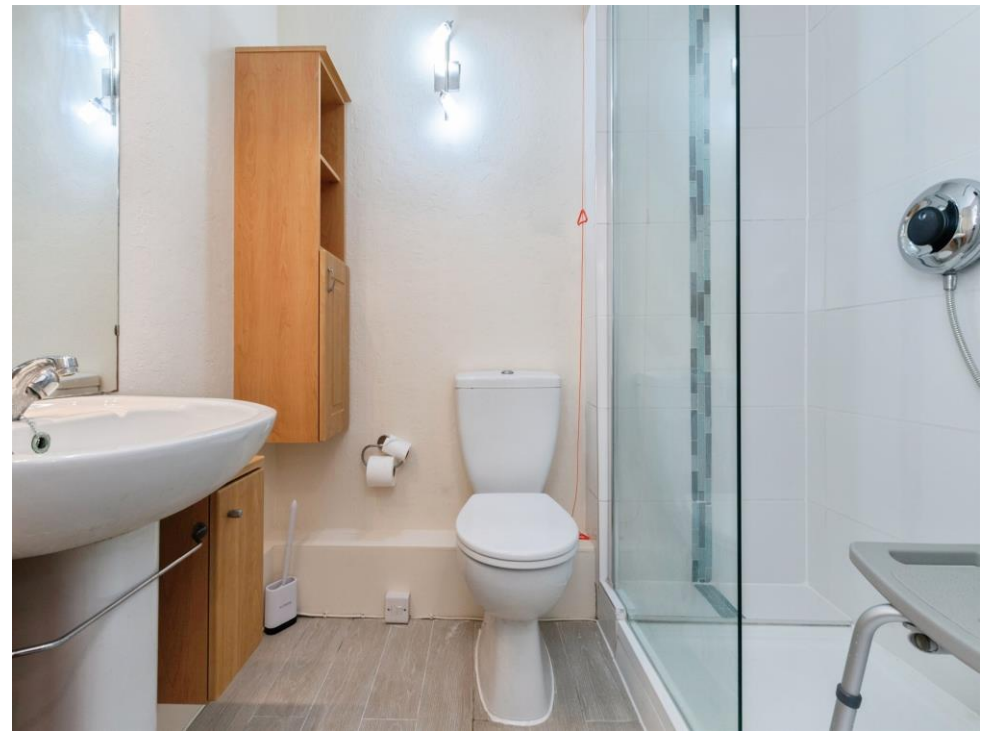
A range of wall and base units, stainless steel sink with drainer and mixer tap, integrated electric oven and electric hob with extractor fan and hood over and space for fridge/freezer.

### Shower Room

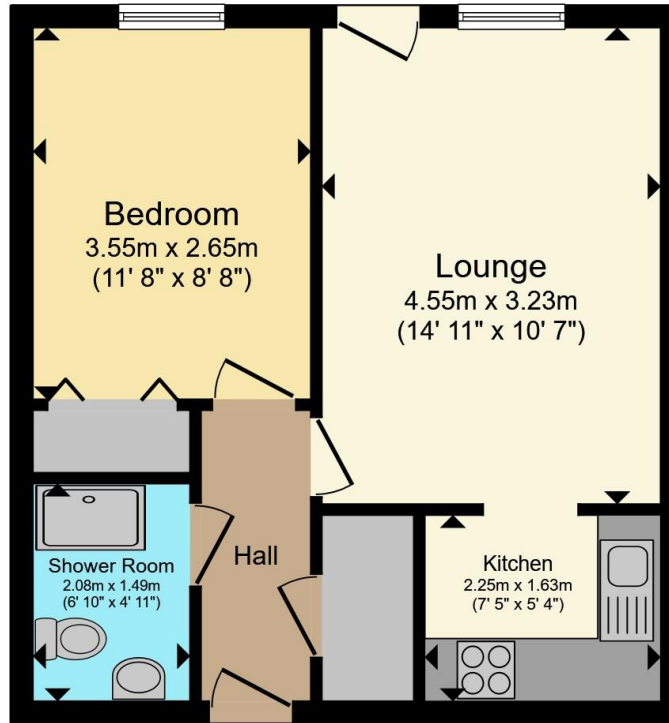
WC, wash hand basin with mixer tap, shower and vanity unit.











Total floor area 38.5 m<sup>2</sup> (414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 3480.00

Ground Rent:  
 422.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FDN306587](http://connells.co.uk/Property/FDN306587)**

This is a Leasehold property with details as follows; Term of Lease 98 years from 01 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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