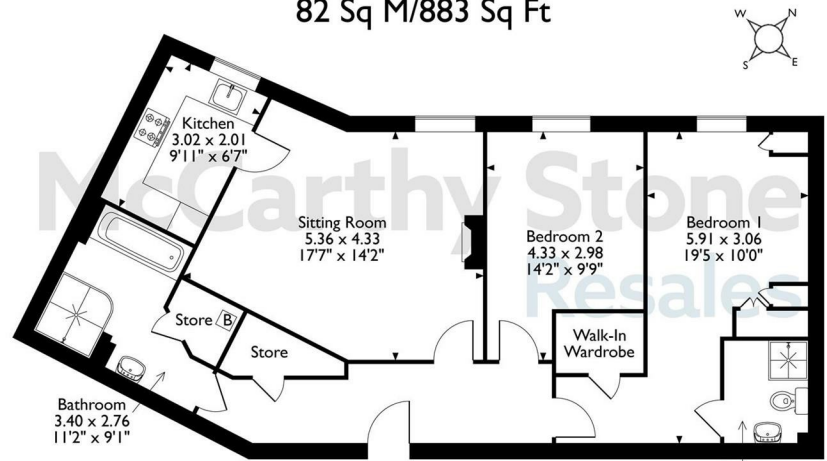
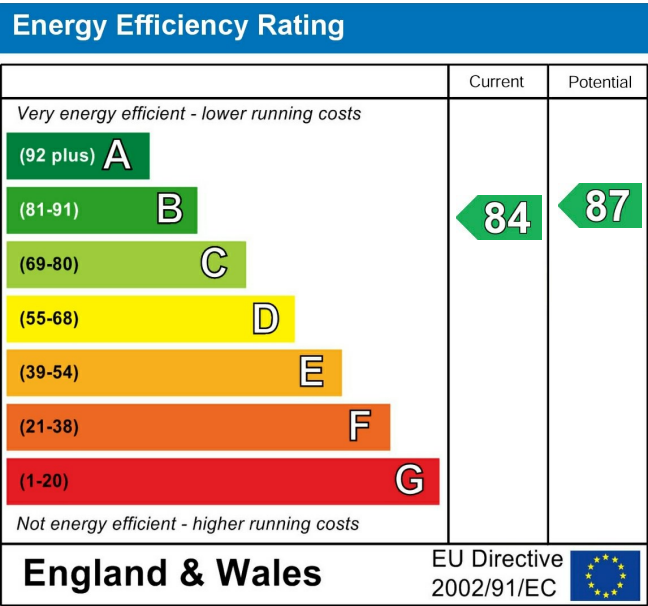
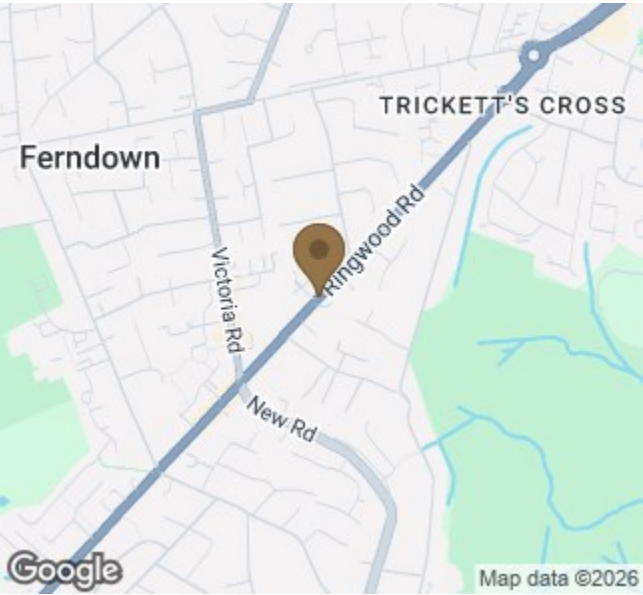


19 Cherrett Court, 557, Ringwood Road, Ferndown
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



First Floor

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



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

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living Plus
- 24 Careline System
- Restaurant
- Landscaped Gardens
- Guest Suite
- Estates Manager
- Mobility Scooter store
- Lifts to all floors & Laundry
- Communal Lounge
- Part Exchange Available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

19 Cherrett Court, Ferndown

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.

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.

Entrance Hall
Entrance door with security spy hole leads to a spacious hallway with ample space for hall styled furniture. 24-hour Tunstall emergency response pull cord system, security door entry system with intercom providing both a audio and visual link to the main entrance. There is a walk-in store cupboard cupboard with light and shelving, Illuminated light switches. A feature glazed panelled door leads to the living room.

Sitting Room
A lovely bright and welcoming room with a double-glazed window overlooking the landscaped garden of the development. Focal point fireplace with pebble effect electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, two electric panel heaters, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

Kitchen
Excellent range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Comprehensive range of built-in appliances comprise; a four-ringed hob with extractor hood over, waist-high oven with space for microwave above and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

Master Bedroom
Of a good size with a double-glazed window. Electric panel heater. Walk-in wardrobe with light, ample shelving and hanging space. Ceiling lights, TV and phone point.

En-Suite
Modern white suite suite comprising; W.C. pedestal wash-basin with a mirror shaver point and light over and a glazed corner shower cubicle. Emergency pull cord, heated towel rail and separate electric wall heater, bathroom cabinet, fully tiled walls and vinyl flooring.

Bedroom Two
Double-glazed window, panel heater. This is a flexible room, functional according to the home owners requirements and is currently used very effectively as a lovely second sitting room.

Wetroom
Modern white suite suite comprising; W.C. vanity wash-basin with under-sink store cupboard and with a mirror, shaver point and light over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and separate electric wall heater, fully tiled walls and wet room styled vinyl flooring. There is also access to a store/airing cupboard with light, boiler supplying domestic hot water and the 'Vent Axia' ventilation/heat recovery system.

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.

 2 |  1 | Offers over £99,950

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

Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

