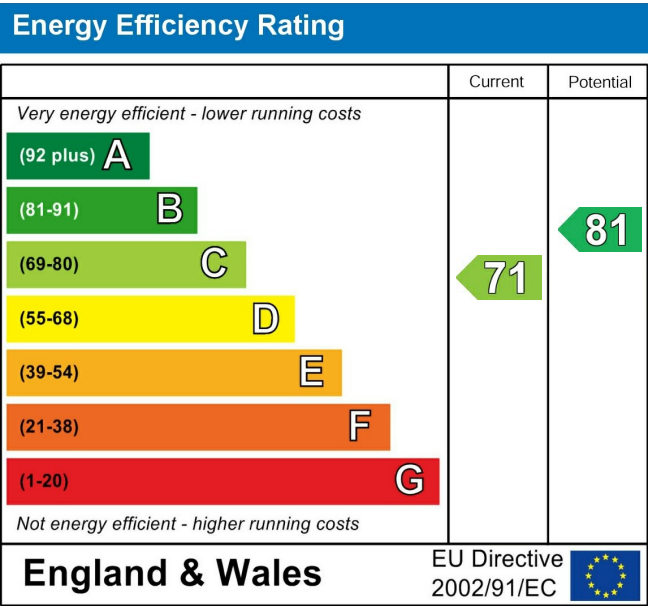
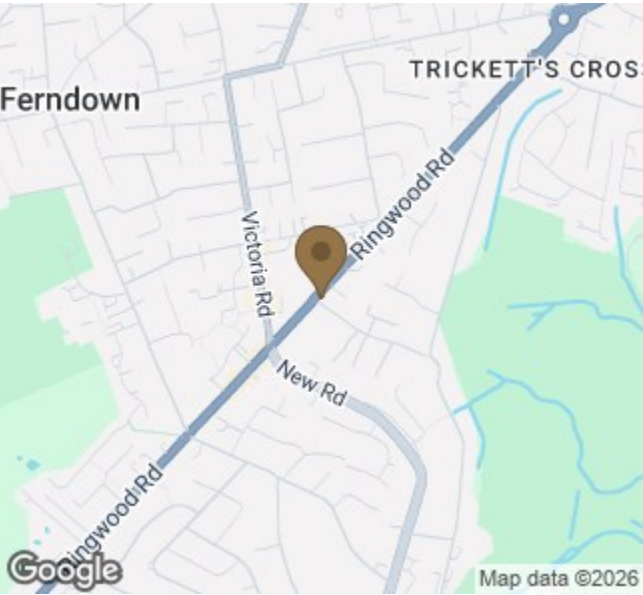
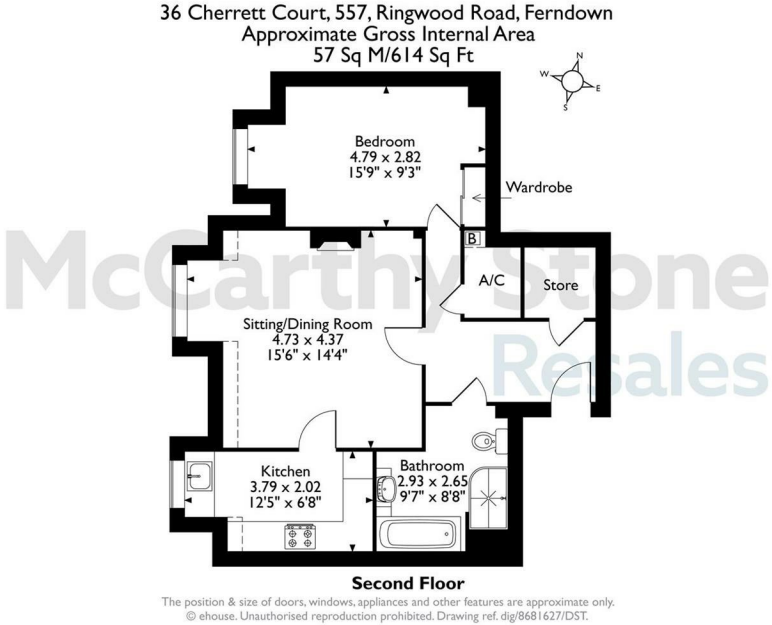




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



36 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE

1 1 Council Tax Band: C

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 36 Cherrett Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £70,000
Leasehold

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

Why you'll love living here:

- A one bedroom Retirement Apartment
- Beautifully Presented throughout
- Fabulous landscaped gardens
- Super development with great facilities
- 24-hour careline for further peace-of-mind
- Restaurant with affordable 3-course daily lunch service
- Estate Manager + 24/7 staff on-site
- Landscaped Gardens
- Communal Lounge
- Guest Suite

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

36 Cherrett Court, Ferndown

 1 |  1 | Asking price £70,000

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 within 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 an active social scene at Cherrett Court with regular events and activities so 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 table service serving affordable 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 Hallway

Entrance door with security spy hole leads to a spacious hallway with space for typical hall furniture. 24-hour 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/airing cupboard cupboard with light, shelving, boiler and concealed Vent Axia system and

Illuminated light switches. A feature glazed panelled door leads to the living room.

Living Room

A bright and spacious lounge. Feature electric fireplace, TV and telephone points. Two ceiling lights. Fitted carpets, panel heater, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

Kitchen

Electrically operated double-glazed kitchen window. Excellent range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Appliances include a four-ringed hob with extractor hood over, fridge and freezer. Extensively tiled walls and fully tiled floor.

Bedroom

Of a good size with a double-glazed window. Electric panel heater. Built-in wardrobe with shelving hanging space and mirror-fronted doors. Ceiling lights, TV and phone point.

Bathroom

Modern white suite comprising; W.C. Built-in Vanity wash-basin with under-sink store cupboard and mirror, shaver point and light over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and electric wall heater, fully tiled walls and wetroom flooring.

Service Charge (breakdown)

- 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.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House

Manager.

Annual Service charge £11,163.95 for financial year ending 31/03/2027.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is £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.

Lease Information

Lease: 125 years From 1st Jan 2010
Ground rent: £435 per annum
Ground rent review: 1st Jan 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.

