



**DIXON  
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**Draft Particulars**

**Well Presented Ground Floor Retirement Flat in Popular Complex close to shops & services**  
**Tenure: Leasehold— approx 58 years remaining      Larger Design approx 42 sq meters (462 sq ft)**

41 Homelands House,  
535 Ringwood Road, Ferndown. BH22 9DB

**Price £69,950**

- Hall
- Lounge/Dining Room with door to Patio
- Kitchen
- Double Bedroom with fitted wardrobes
- Shower Room
- PVCu Double-Glazing
- Electric Heating
- House Manager & Security Entry System
- Residents Lounge & Laundry Room
- Lift & Guest Suite
- Pleasant Communal Grounds
- Viewing Recommended! No Chain!

**Spacious (462 sq ft) 1-bedroom Ground floor RETIREMENT FLAT with access to Patio & delightful GARDEN VIEW. The property occupies a pleasant location within the block, ideal for passing the time of day with neighbours and is one of the larger designs. This well maintained block is set in an ideal location in the heart of Ferndown town centre, perfect for shops, services & bus routes. The block benefits from a House Manager, Security Entry System, active Residents Lounge and Laundry Room.**

**Accommodation and approximate room sizes:**

- **Entrance Hall:** Deep store/airing cupboard.
- **Lounge/Dining Room:** Approx 18' x 10'9". Ample space for lounge & dining suite. Double-glazed window view of communal gardens with door to PATIO AREA.
- **Kitchen:** Approx 7'4" x 5'4". Range of base and wall units. Work tops with stainless steel sink unit. Newly fitted built-in oven, hob & hood. Refrigerator included. New vinyl flooring.
- **Double Bedroom:** Approx 14'6" x 8'6". Large built-in wardrobe. Double-glazed window overlooking garden.
- **Shower Room:** Large shower cubicle. Wash basin & WC. Extractor fan & heated towel rail. New vinyl flooring.
- **Electric Heating**
- **Security Entry System & 24 Careline System**
- **Lift to all floors & House Manager**
- **Residents Lounge, Laundry Room & Guest Suite**
- **Ground Rent: £457.86 per half year**
- **Service Charge: approx £3,500 per annum**
- **Council Tax Band 'A' Energy Rating : 'D'**
- **Viewing Essential!**
- **No Chain!**



Residents Lounge



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05165



This drawing has been prepared for diagrammatic purposes only. Not to scale.

**Viewing Recommended!**



Shower Room



Town Centre Location



Kitchen



Lounge/Dining Room



View from Lounge