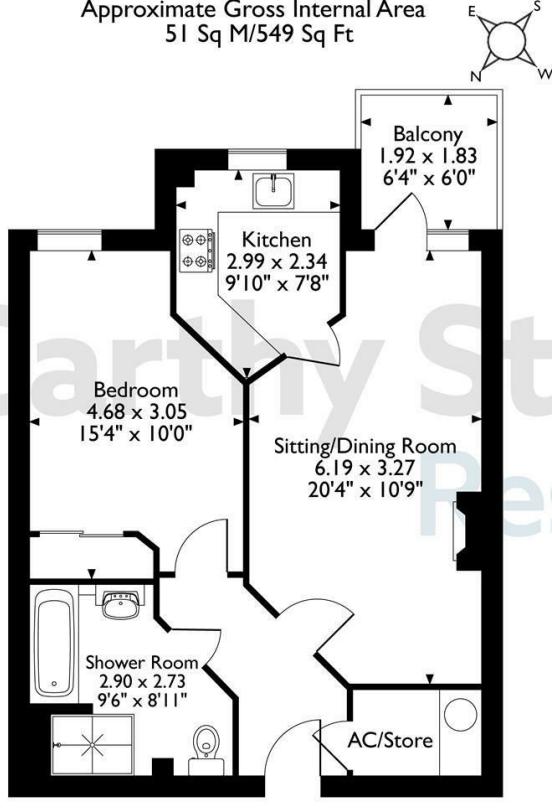


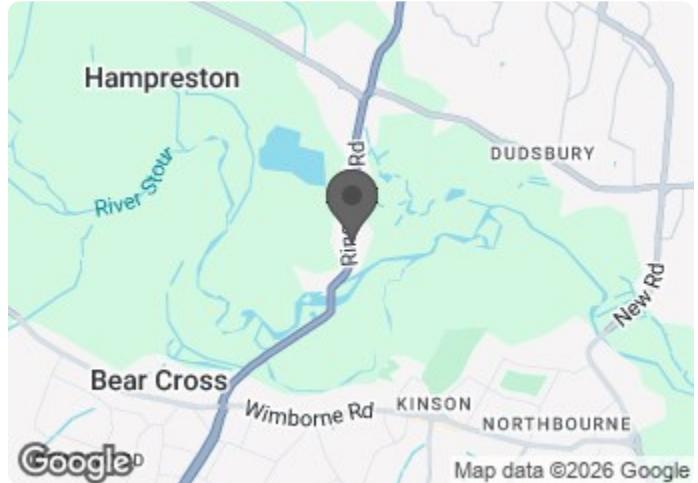
24 Cherrett Court, 557, Ringwood Road, Ferndown  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## 24 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE



**Asking price £80,000 Leasehold**

A well situated one bedroom first floor Retirement Living Plus apartment boasting a lovely large reception room with GARDEN VIEWS AND WALK OUT BALCONY, a well sized bedroom and a modern bathroom. This property benefits from a newly installed heating system (2025)

As a resident, you'll receive one hour of domestic assistance per week, making life a breeze. Book a tour today and enjoy lunch on us! Ideal for over 70s looking for a comfortable and convenient retirement living.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Cherret Court, Ferndown, Dorset

1 bed | £80,000

Cherret Court is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s, The development has a Estate Manager who leads the team and oversees the development. The apartment comprises of one bedroom, lounge, a fully fitted kitchen, fitted and tiled bathroom with separate shower and a 24 hour emergency call system.

Communal facilities include homeowners lounge where social events and activities take place. The lounge overlooks the landscaped communal gardens. There is a fully equipped laundry room, mobility scooter store and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked (fees apply). 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 Cherret 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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency

response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a brand new Gledhill heating system installed, to replace the old existing unit, which was fitted on September 9th 2025. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## Lounge

This stunning lounge benefits from a double glazed door leading onto a balcony overlooking the garden. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

Spacious and neutrally decorated bedroom with built-in double wardrobe with plenty of hanging and storage space and mirrored doors. Ceiling lights, TV and phone point

## Bathroom

Fully tiled and fitted with suite comprising of bath and separate walk-in shower, WC, vanity unit with sink and mirror above.



## 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.

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.

Service charge £11,134.84 annually until 31/03/2026.

## Car Parking (Permit Scheme) subject to availability

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

Lease: 125 years From 1st Jan 2010

Ground rent: £435 per annum

Ground rent review: 1st Jan 2040

## Additional Information & Services

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

