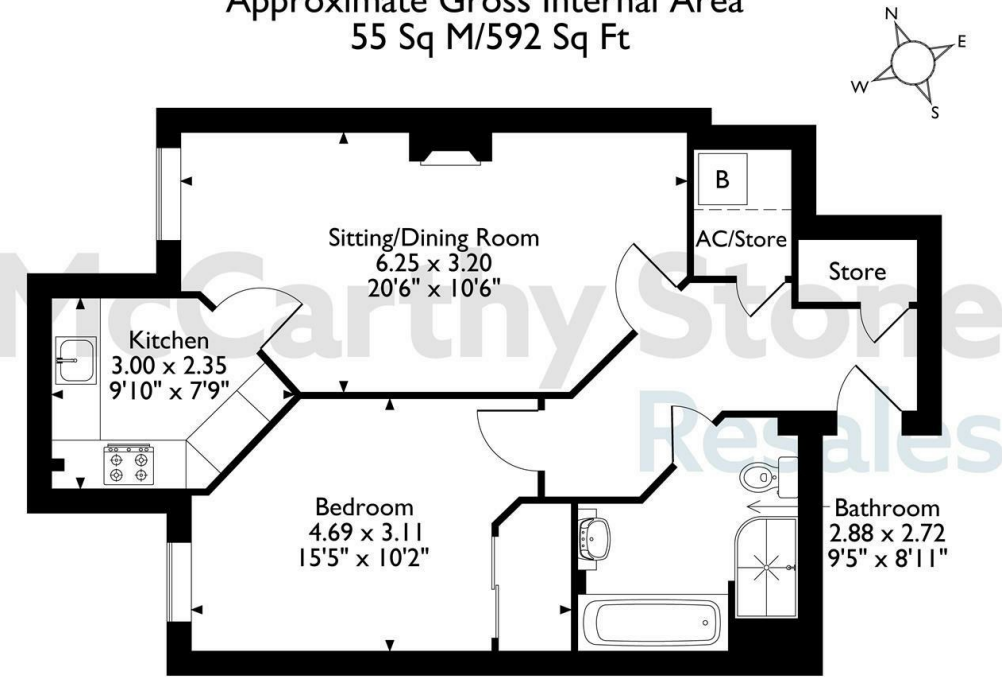


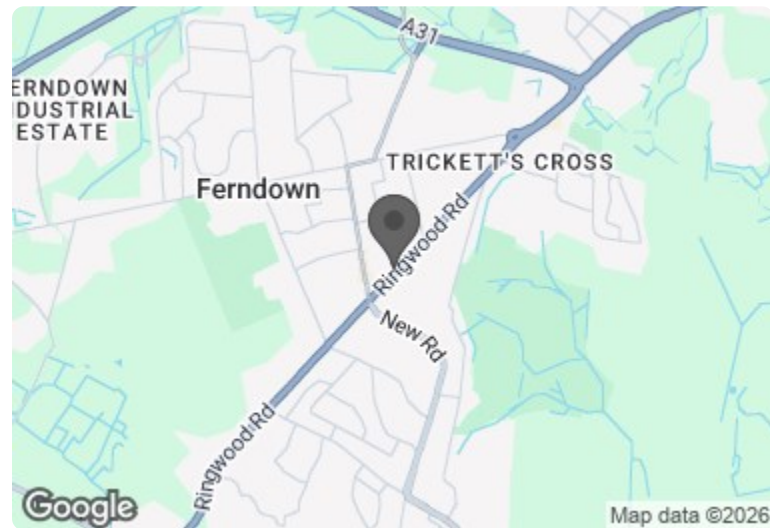
40 Cherrett Court, 557, Ringwood Road, Ferndown
 Approximate Gross Internal Area
 55 Sq M/592 Sq Ft



Second Floor Flat

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

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.



40 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE

PRICE REDUCED



PRICE REDUCTION

Asking price £65,000 Leasehold

A spacious one bedroom Retirement Living Plus apartment benefitting from a fully fitted modern kitchen, large double bedroom with built in mirrored wardrobes, Large walk in storage cupboard off the hall and a bathroom with separate shower.

Call us on 0345 556 4104 to find out more.

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

Cherret Court, Ferndown, Dorset

1 Bed | £65,000

PRICE
REDUCED

Cherrett Court is an Retirement Living Plus development (formally assisted living) built by renowned award-winning retirement house builders 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 local facilities and enjoys extensive facilities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, guest suite for visiting family and friends (for which a small nightly charge is made) and lovely landscaped gardens. There is also the 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.

This lovely apartment is tastefully decorated and beautifully presented with a good-sized living room / dining area. There is a well-equipped kitchen with built-in appliances, wet room styled bathroom with bath and separate shower, and an excellent double bedroom.

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 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 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

Front door with security spy hole leads to the entrance hall with the 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. Walk-in storage/airing cupboard with shelving. Illuminated light switches. A feature glazed panelled door leads to the living room.

Living Room

A beautifully presented and very welcoming room. Focal point fireplace with inset electric fire. TV and telephone points. Two ceiling lights, two electric panel heaters, raised electric power sockets. Feature glazed panelled door to a separate kitchen.

Kitchen

With a 'Velux' remote control opening roof light, quality 'Maple' effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

Bedroom

Of a good size with electric panel heater. Built-in wardrobe with shelving, hanging rail and mirror-fronted doors. Ceiling lights, TV and phone point.

Bathroom

Modern white suite comprising; W.C. vanity wash-basin with undersink storage and mirror, light and shaver point over. Panelled bath. Emergency pull cord, heated towel rail, electric wall heater. Fully tiled walls and wet room styled level access walk-in shower.

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.

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

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

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.

