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Draft Particulars



**Second (top) Floor 1-Bedroom Retirement Flat in impressive block near to amenities**  
**Tenure: Leasehold: approx 101 years remaining**      **Approx 42.6 sq meters (458 sq ft)**

**Flat 40, St Georges Court, 458 Ringwood Road,  
Ferndown, Dorset. BH22 9BS**

**Price £75,000**

- Entrance Hall with useful storage cupboard
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Large Double Bedroom with built-in wardrobes
- Modern Shower Room
- House Manager, Security Entrance System & Lift
- Laundry Room, Guest Suite & Residents Lounge
- Delightful Communal Grounds

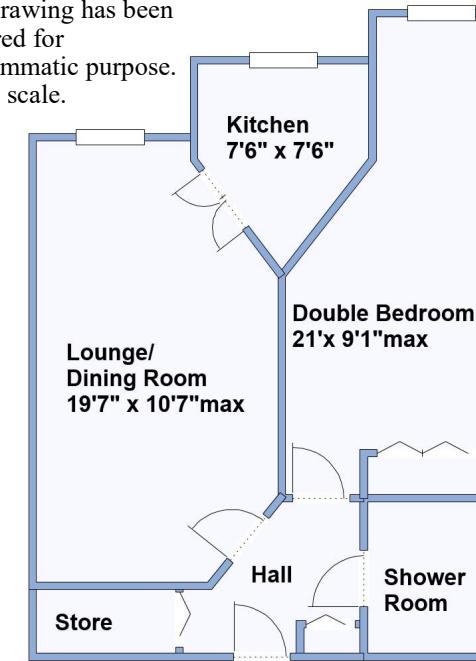
Well presented Second (top) Floor Retirement Flat situated near to Ferndown Town Centre with a wealth of useful amenities including The Barrington Theatre, coffee shops, shopping and regular bus services. The block has an impressive communal lounge which hosts a number of activities including regular coffee mornings. There is a active house manager, security entry system, care alarm cords and guest suite.

**Accommodation and approximate room sizes:**

- **Entrance Hall:** Deep airing/storage cupboard. Meter cupboard.
- **Lounge/Dining Room:** Spacious room which easily accommodates lounge & dining suite. Electric heater. Double doors to:
- **Kitchen:** Good range of wall and floor cupboards. High level Bosch oven, ceramic hob & extractor hood. Fridge & Freezer. Kitchen window. (appliances untested).
- **Bedroom:** A large double bedroom with built-in wardrobe. Electric heater. Window to front of block.
- **Shower Room:** Modern suite comprising large shower cubicle, vanity wash basin & WC. Chrome heated towel rail.
- **PVCu Double-Glazing & Electric Heating**
- **Impressive Residents Lounge with doors leading to:**
- **Delightful Communal Gardens**
- **House Manager, Guest Suite & Laundry Room**
- **Security Entry System & Emergency Pull Cord System**
- **Close to Shops & Services**
- **Service Charge:** approx £3,280 per annum (Paid half yearly) to include House Manager, Heating, Lighting and Cleaning of the Communal Areas, Grounds Maintenance, Buildings Insurance, Exterior Window Cleaning, Water and Sewerage charges, Management Fees and the Reserve Fund.
- **Ground Rent:** approx £780 per annum
- **Leasehold:** 125 years from November 2001
- **Age Restriction 60 plus**
- **Council Tax Band: 'C'**
- **Energy Rating: 'C'**
- **No Chain!**



This drawing has been prepared for diagrammatic purpose. Not to scale.



**Fitted Kitchen**



**Lounge/Dining Room**



**Communal Grounds**



**Shower Room**



**Large Double Bedroom**



**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