



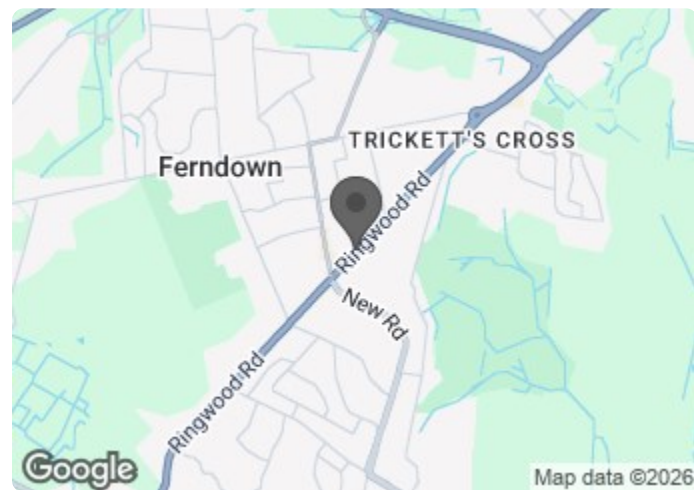
| | |
|---|----------------|
| APPROX. GROSS INTERNAL FLOOR AREA 606 SQ FT / 56 SQM | Cherrett Court |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date: 27/10/22 |
| | photoplan |

44 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE



Council Tax Band: C



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 85 |
| (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 | |



Asking price £65,000 Leasehold

BRIGHT & SPACIOUS one bedded retirement apartment situated on the SECOND floor OFFERED IN GREAT CONDITION and priced COMPETITIVELY for a quick sale.

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.



Call us on 0345 556 4104 to find out more.

Cherret Court, Ringwood Road, Ferndown, BH22 9FE

Cherrett Court

Cherrett Court is an 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, underfloor heating, fitted and tiled bathroom with separate shower and a 24 hour emergency call system.

Communal facilities 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 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.

Entrance Hall

Front door with leads to the good sized entrance hall. 24-hour Tunstall emergency response pull cord system. From the hallway there are doors to living room, the bedroom, the shower room, and airing cupboard/storage. Illuminated light switches and smoke detector, Security door entry system with intercom and emergency pull cord located in the hall.

Living Room

This bright and airy living room benefits from a double glazed door leading onto a spacious balcony. 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. 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.

Additional Information & Services

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

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

1 bed | £65,000

- 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 annual service charge is £11,163.95 for financial year ending 31/03/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

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

125 Years From the 1st January 2010
Ground Rent £435 per annum
Ground Rent Review: 1st January 2040

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.

