



FLAT 86, HOMELANDS HOUSE
FERNDOWN
Dorset, BH22 9DB

£875 PCM

goadsby.com

WELL PRESENTED ONE BEDROOM RETIREMENT FLAT

- One bedroom retirement flat
- Well presented
- Beautifully communal grounds
- Close to Ferndown Town Centre
- EPC Rating Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(29-38)	F		
1-28	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	85

Reference: 1201480

Deposit Amount: £1009

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: Unallocated Off Road Parking

Utilities:

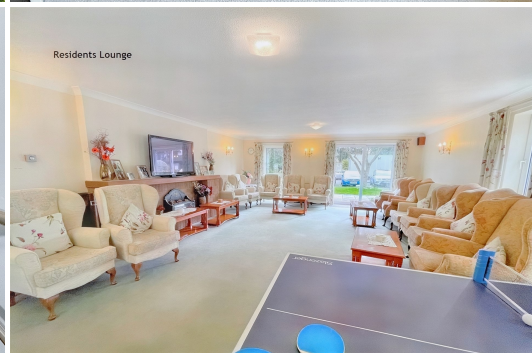
- Mains Supply Electricity
- No Gas
- Mains Supply Water - metered

Drainage: Mains supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

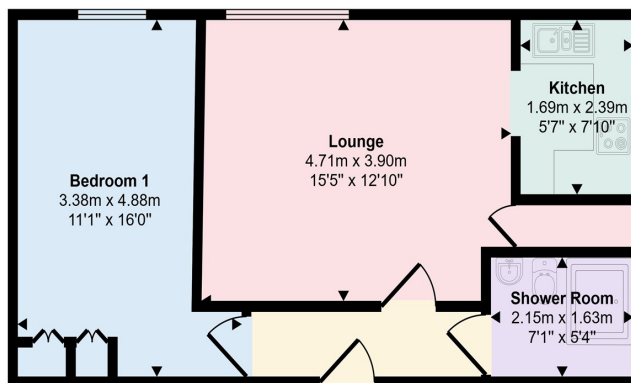


One-bedroom first-floor retirement apartment in the popular Homelands House development, within walking distance of Ferndown Town Centre and local amenities.

Set in well-maintained communal gardens, the development offers a residents- car park, lift access, and an on-site House Manager for added support.

The apartment is well presented throughout, comprising an entrance hallway, spacious lounge/ diner with garden views, modern fitted kitchen with ample storage, a large double bedroom with built-in wardrobes, and a recently updated shower room.

Further benefits include newly laid carpets and access to communal facilities, including a residents- lounge and on-site laundry room.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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